

24A London Street

NEW TOWN, EDINBURGH, EH3 6NA



*IMPRESSIVE THREE-BEDROOM
MAIN DOOR BASEMENT FLAT*



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Tucked away on the elegant and sought-after London Street in Edinburgh's New Town, McEwan Fraser is delighted to present this impressive three-bedroom main door basement flat that forms part of a handsome Georgian townhouse and offers a rare combination of space, character, and privacy.

Beautifully presented in very good condition throughout, the property retains a wealth of traditional period features, including a number of working shutters, and generous room proportions that exemplify classic Georgian architecture. The property also includes a private section of the rear garden.

The Property

A welcoming central hallway leads to all principal rooms, including a bright and spacious living room, perfect for relaxing or entertaining, and a particularly large dining kitchen, thoughtfully designed for modern living while maintaining its period charm. The staircase from the hallway leads directly to the main entrance hall, providing private, street-level access to the property. This entrance is shared only with the ground-floor neighbour.





*"...A PARTICULARLY
LARGE DINING
KITCHEN,
THOUGHTFULLY
DESIGNED
FOR MODERN
LIVING WHILE
MAINTAINING ITS
PERIOD CHARM..."*







The accommodation comprises three bedrooms, including a generous master bedroom with an en-suite shower room, alongside a stylish main bathroom.





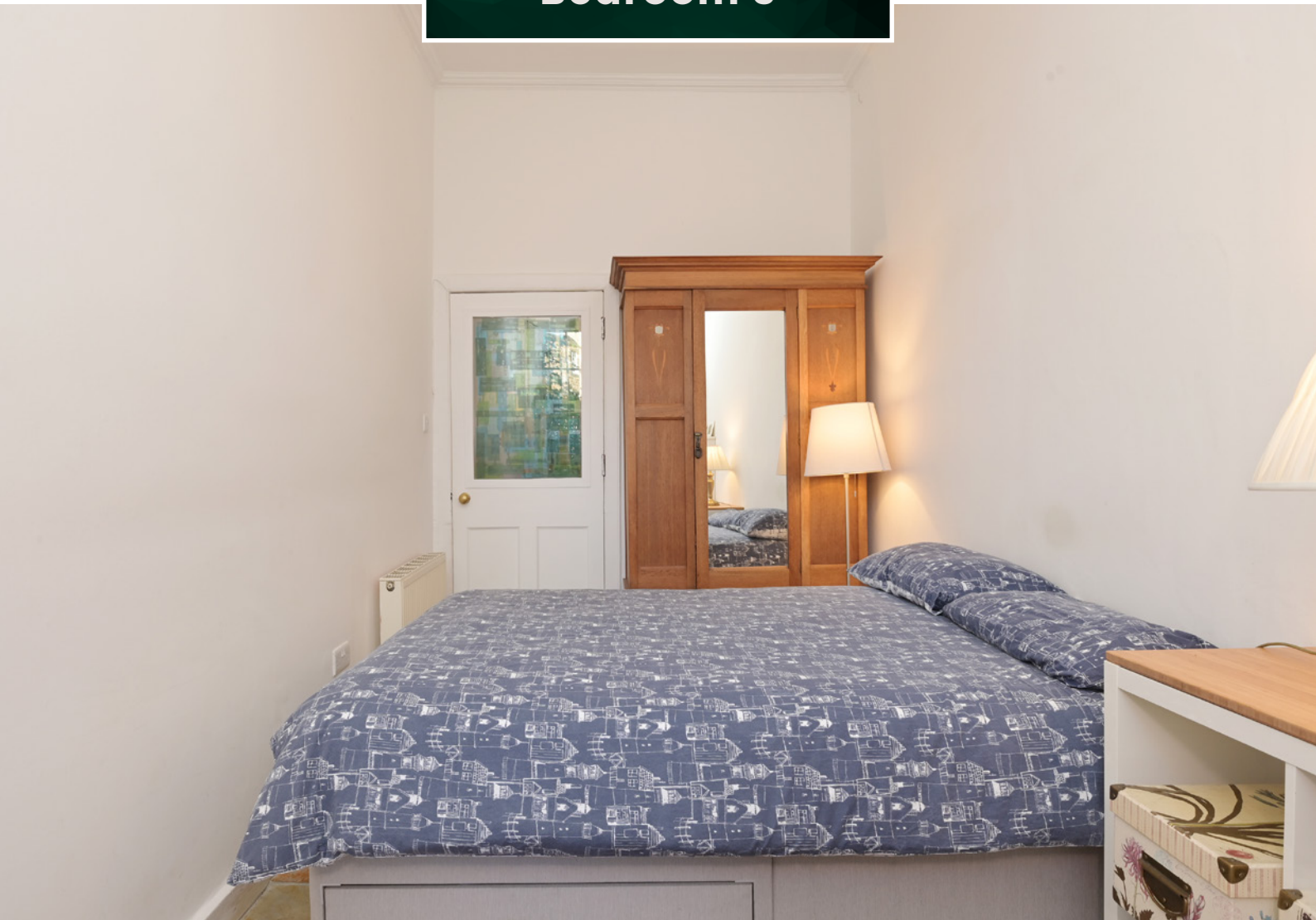


Bedroom 2

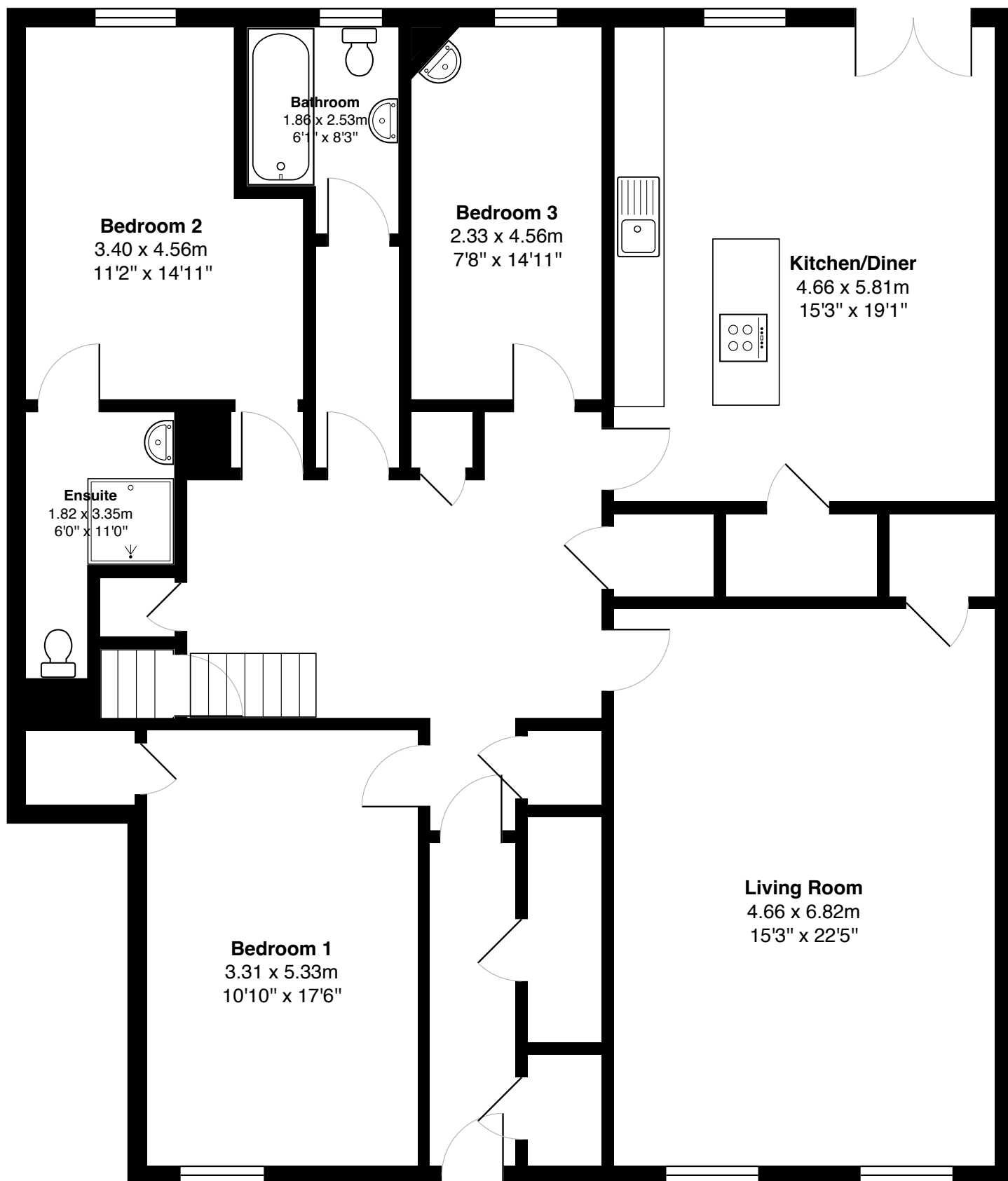




Bedroom 3







Gross internal floor area (m²): TBCm²

EPC Rating: TBC

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Externally, the property enjoys excellent outdoor space rarely found in central Edinburgh. There is a front courtyard providing access to three useful under-street cellars that have power and light, and a section of rear garden offering a peaceful retreat ideal for outdoor dining or gardening. On the title, the garden is split between the basement and first-floor flats, but no fence has been erected by mutual agreement.





Set within Edinburgh's celebrated New Town, a UNESCO World Heritage Site renowned for its elegant Georgian architecture, London Street offers a rare opportunity to live in one of the city's most desirable and architecturally significant areas.

Designed in the late eighteenth century by the young architect James Craig, the New Town remains a masterpiece of urban planning, its graceful terraces, squares, and crescents forming the very heart of the capital. World-class shopping is just a short stroll away on Princes Street, George Street, and in the vibrant new St James Quarter.

The area is home to an array of exceptional bars, cafés, and restaurants, as well as excellent everyday amenities. Just a few minutes' walk leads to the top of Broughton Street, known for its independent shops and eateries, the renowned Playhouse Theatre, and the Omni Centre's leisure and dining options.

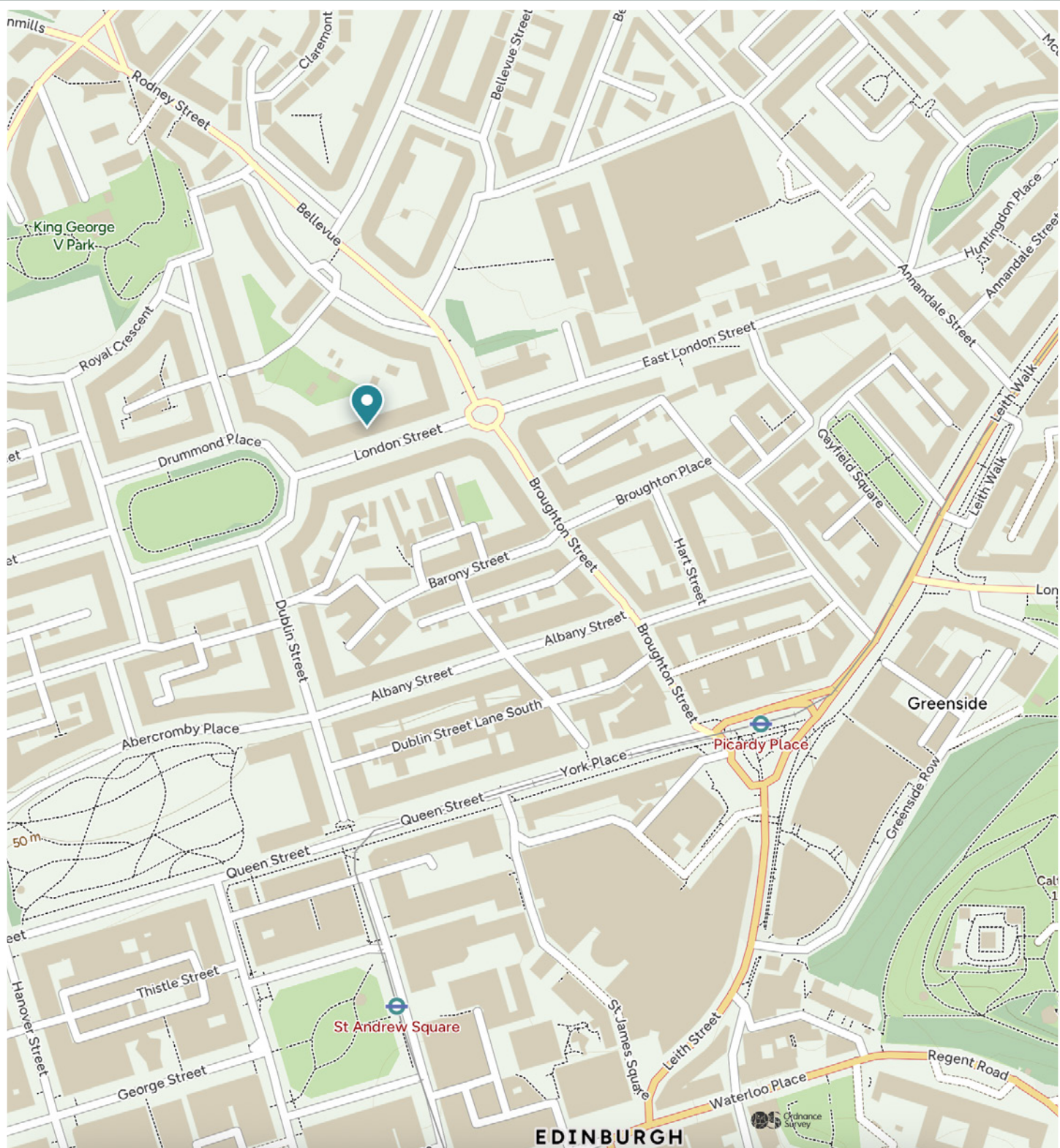
The Location



For outdoor pursuits, residents can easily reach the tranquil Princes Street Gardens, the Royal Botanic Garden, and Inverleith Park, while nearby green corridors following former railway lines offer scenic walking and cycling routes.

Transport links are outstanding. Waverley Station is within easy reach, providing direct rail services to London in approximately four and a half hours. The Picardy Place tram stop is also close by, offering fast, convenient connections across the city and direct access to Edinburgh Airport, part of a modern, efficient network that makes getting around effortless.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
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Professional photography
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Layout graphics and design
ALAN SUTHERLAND
Designer

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