

# 7b Leopold Place

EDINBURGH, EH7 5JW

LEOPOLD PLACE  
LONDON, SCOT

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# Hillside



## *The Location*

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape.

The property is situated a short walk from the major transport hubs of Waverley Train Station and the the all-new tram stop on Picardy Place,



which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square.

Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

# City Centre



## *The Location*

Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

The city's best shopping facilities are available on Princes Street and St James' Quarter. George Street provides banking, building societies and other financial services. For those who prefer open air recreational facilities, Holyrood



Park and Princes Street Gardens are virtually on the doorstep.

It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions providing interesting new perspectives on otherwise familiar parts of the city.

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## *The Property*

McEwan Fraser Legal is delighted to present this spacious two-bedroom, lower ground-floor in Edinburgh's highly sought-after Hillside area. Just a short stroll away from the all-new tram stop on Picardy Place, connecting you with ease to other pockets of the city.

The accommodation flows from a welcoming reception hall into the living room, this is open plan at the front of the building and offers enough space to accommodate a dining area. The room has a striking exposed brick wall with an electric wood-burning effect stove. The living room connects to a modern and well-equipped kitchen with wall and base units.



LOUNGE/DINER



*"...The room has a striking exposed brick wall with an electric wood-burning effect stove. The living room connects to a modern and well-equipped kitchen..."*



THE KITCHEN



# 7b Leopold Place

BEDROOMS & BATHROOMS



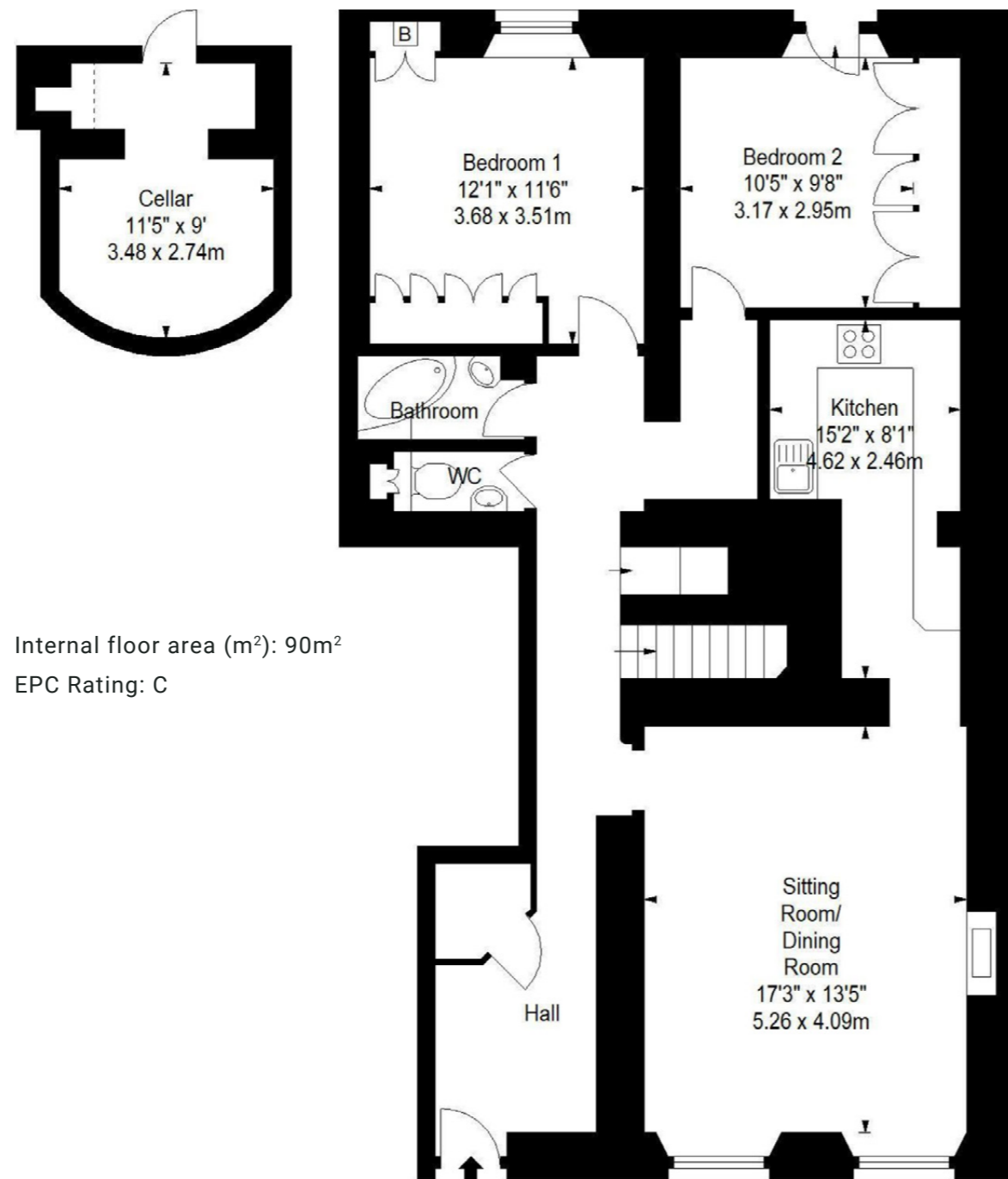
## *The Property*

Both bedrooms are located at the rear of the property and benefit from extensive built-in wardrobes. The bathroom has a luxurious corner bath and shower, adjacent to this is a separate WC.

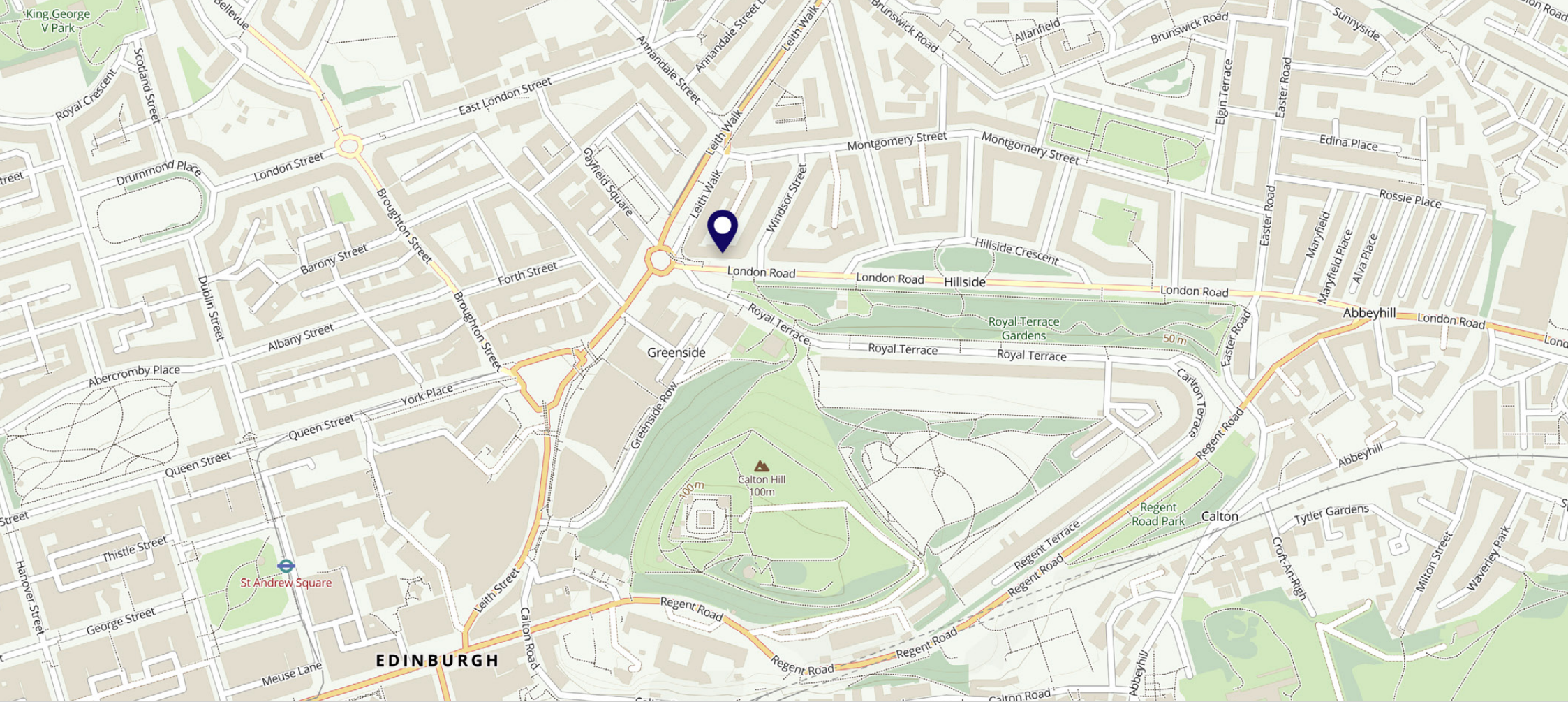
Additional storage is available in the hallway at the front of the property, as well as an easily accessible and sizeable under-pavement cellar.

In addition to this, the property has access to local permit parking for residents and pay-and-display parking for visitors alike.









# McEwan Fraser Legal

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