

# Flat 5, 1 London Street

NEW TOWN, EDINBURGH, EH3 6LZ



*Spacious Three-Bedroom Apartment in  
Edinburgh's UNESCO-protected New Town,  
Boasting Traditional Features*



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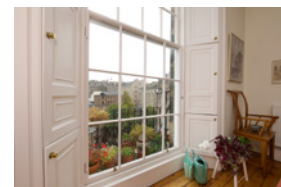


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McEwan Fraser Legal is delighted to present this spacious three-bedroom top-floor flat in the heart of Edinburgh's sought-after New Town. Boasting traditional features like archways, high ceilings, flagstone floors and working shutters.

# THE LIVING ROOM



Inside, the property comprises a spacious living room which offers a vast amount of flexibility for furniture arrangements, due to its size and orientation.



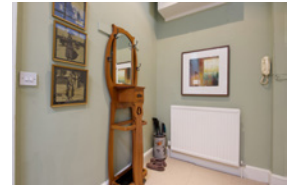
# THE KITCHEN / DINER



The space will certainly not disappoint. The fully equipped kitchen/dining room features flagstone floors, a gas range cooker, white goods appliances, and is finished with timber worktops.







There are three bedrooms in the property, ranging from the large master to the third bedroom. All are double but varying in size. The master bedroom has an en-suite bathroom with a shower fitted over the bath. There are two facilities within the property, from the main shower room to the en-suite bathroom.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





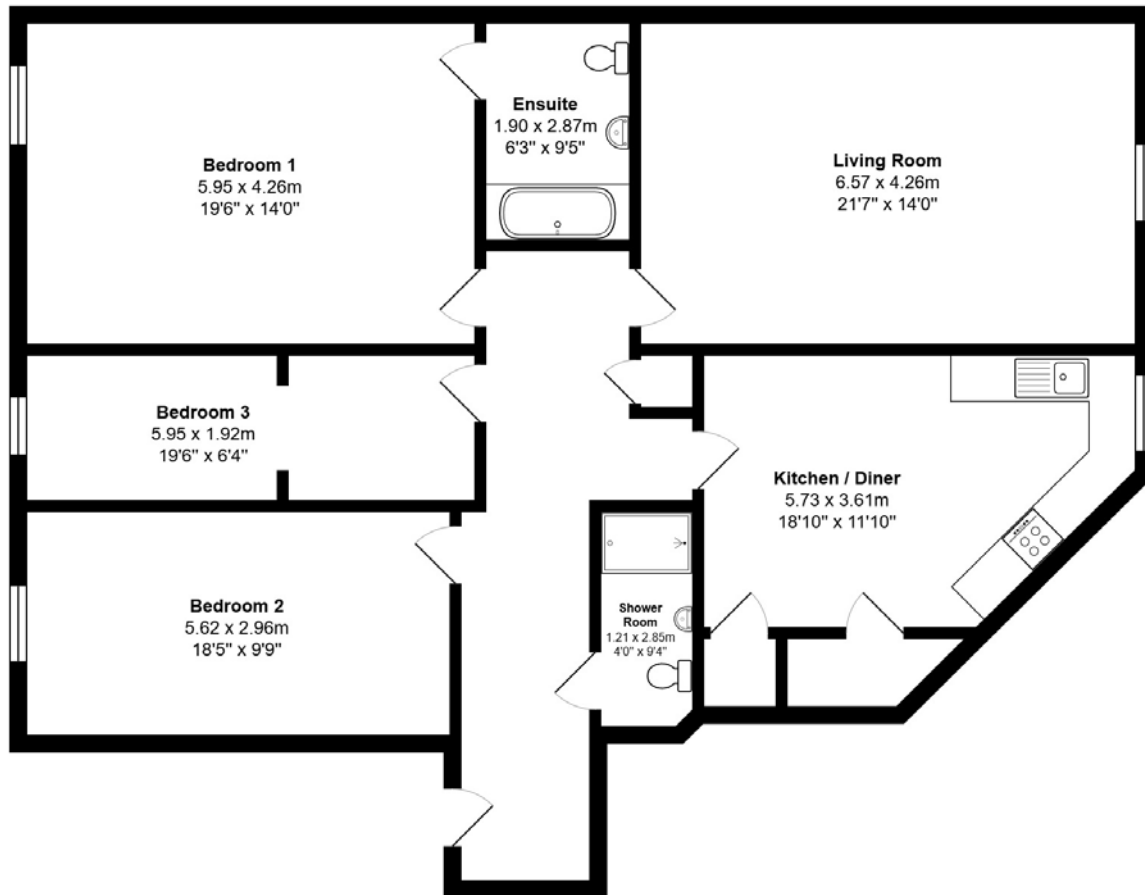
In addition the property benefits from skylights in the hall and shower room, flooding what would be otherwise internal hallway with daylight. The property has modern gas central heating, which has been annually maintained and keeps the property cosy, year-round and further to that, the stairwell has an existing fund in place covering maintenance of the building and the roof, which will be passed to a new buyer.

## EXTERNALS & VIEWS



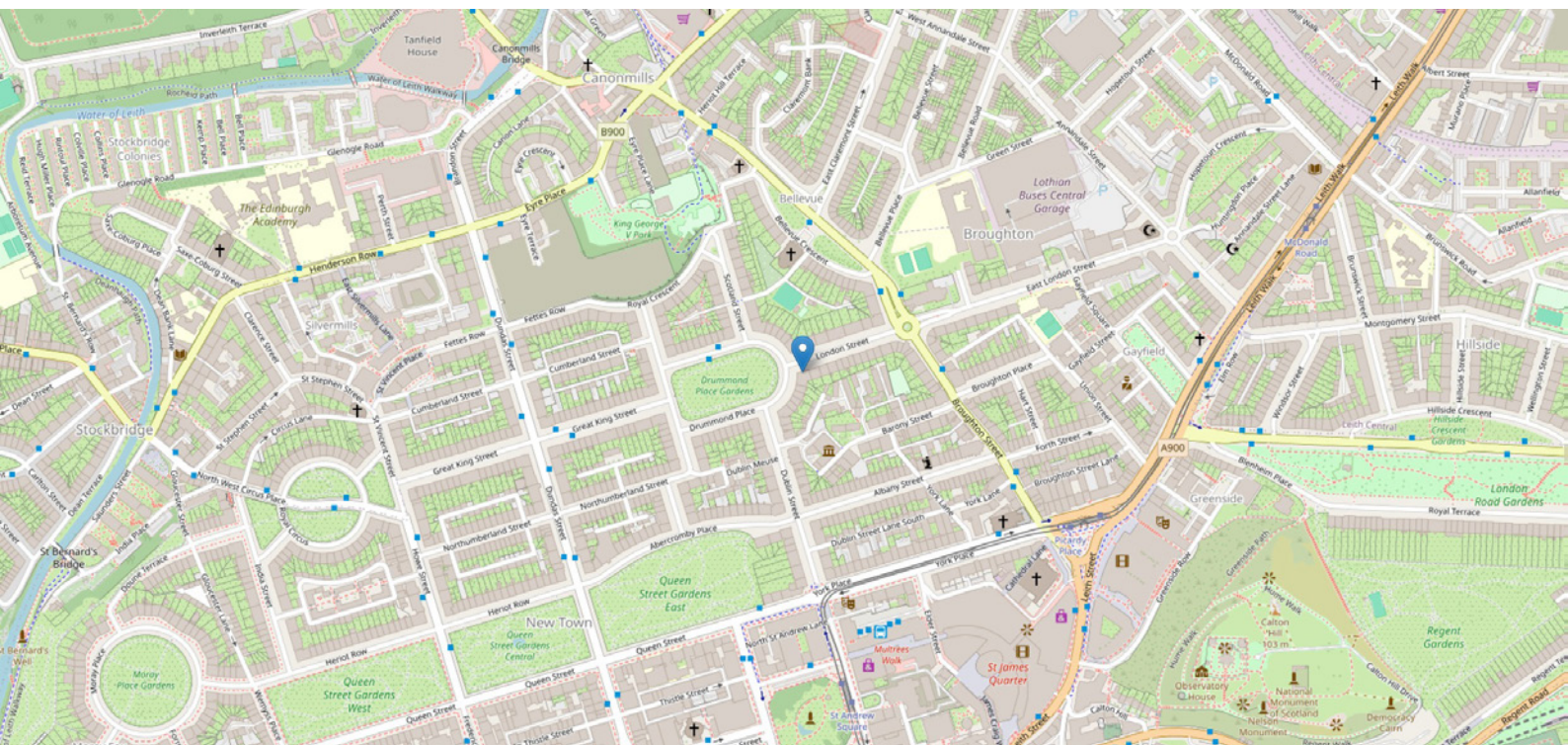


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Situated in the heart of Edinburgh's New Town, a designated UNESCO World Heritage Site, known for its grand Georgian townhouses, wide streets, and elegant crescents. The New Town is a prime location that blends historic charm with modern city living. Residents enjoy a wealth of local amenities, including boutique shops, award-winning restaurants, and stylish cafés on George Street and Princes Street, both just a short stroll away. The area is also home to renowned cultural institutions, such as The National Portrait Gallery and the Edinburgh Playhouse, providing world-class entertainment on your doorstep. The Royal Botanic Gardens are also a short walk away.







Just a short walk away, Edinburgh Castle sits proudly atop Castle Rock, offering spectacular panoramas of the city and a deep dive into Scotland's rich history. For outdoor enthusiasts, Princes Street Gardens and Drummond Place Gardens offer tranquil green spaces amidst the city, while excellent transport links, including Waverley Station and Edinburgh's tram network, ensure easy access across the city and beyond.

With its rich history, unbeatable central location, and vibrant lifestyle, Edinburgh's New Town is an exceptional place to call home.



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