



MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS TWO-BEDROOM GROUND FLOOR
FLAT ON HOWE STREET



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McEwan Fraser Legal is delighted to present this two-bedroom flat on Howe Street, set within Edinburgh's highly regarded New Town.

The property is presented in walk-in condition and offers well-proportioned accommodation with a blend of period character and modern upgrades, all within a prime central location.

Inside, the property comprises a fully equipped kitchen fitted with an induction hob, double oven, and integrated white goods, providing a sleek and functional cooking space.

The spacious lounge features attractive wooden flooring, a fireplace, and single-glazed windows, creating a bright and characterful living area typical of New Town properties.



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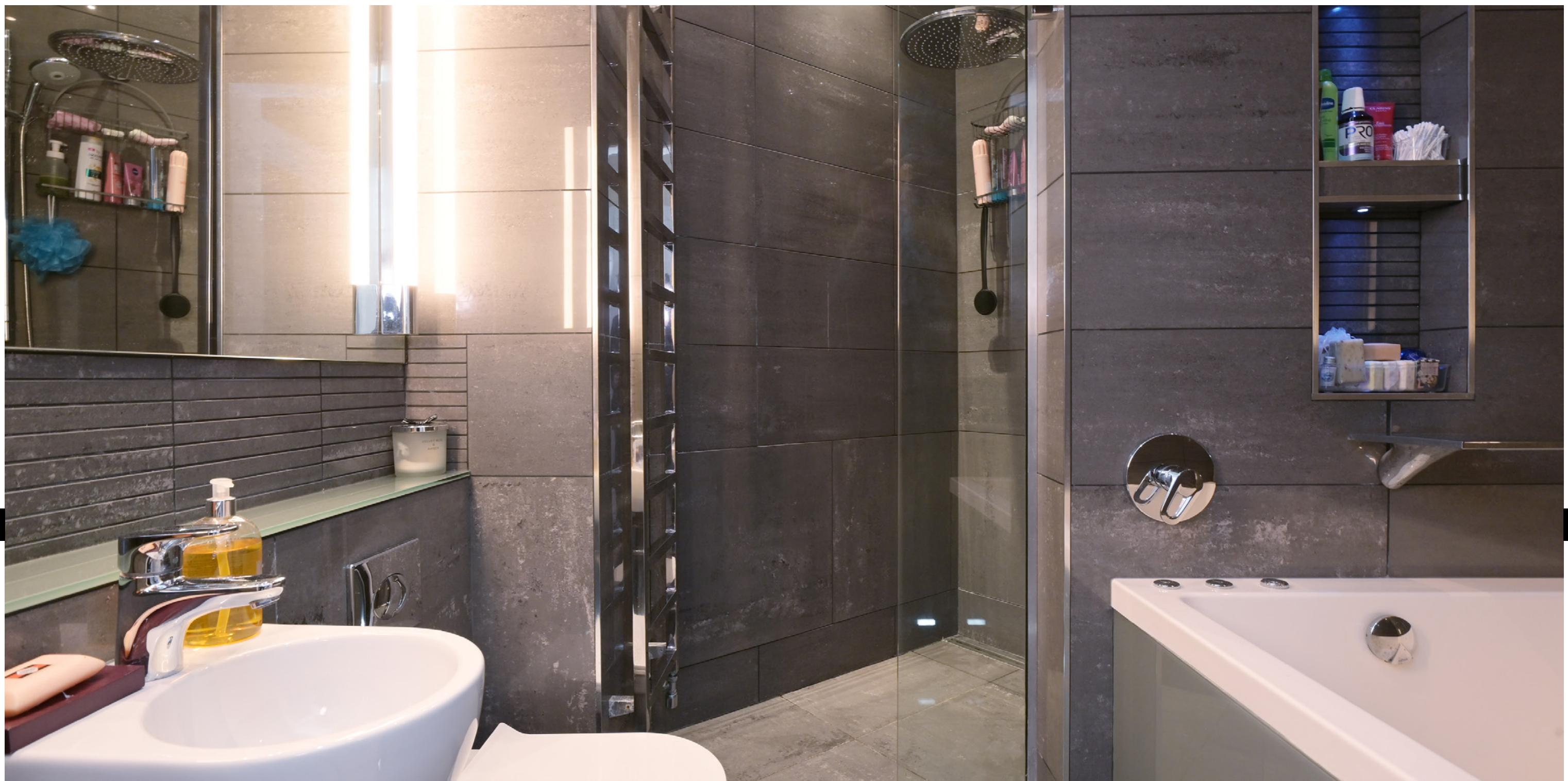


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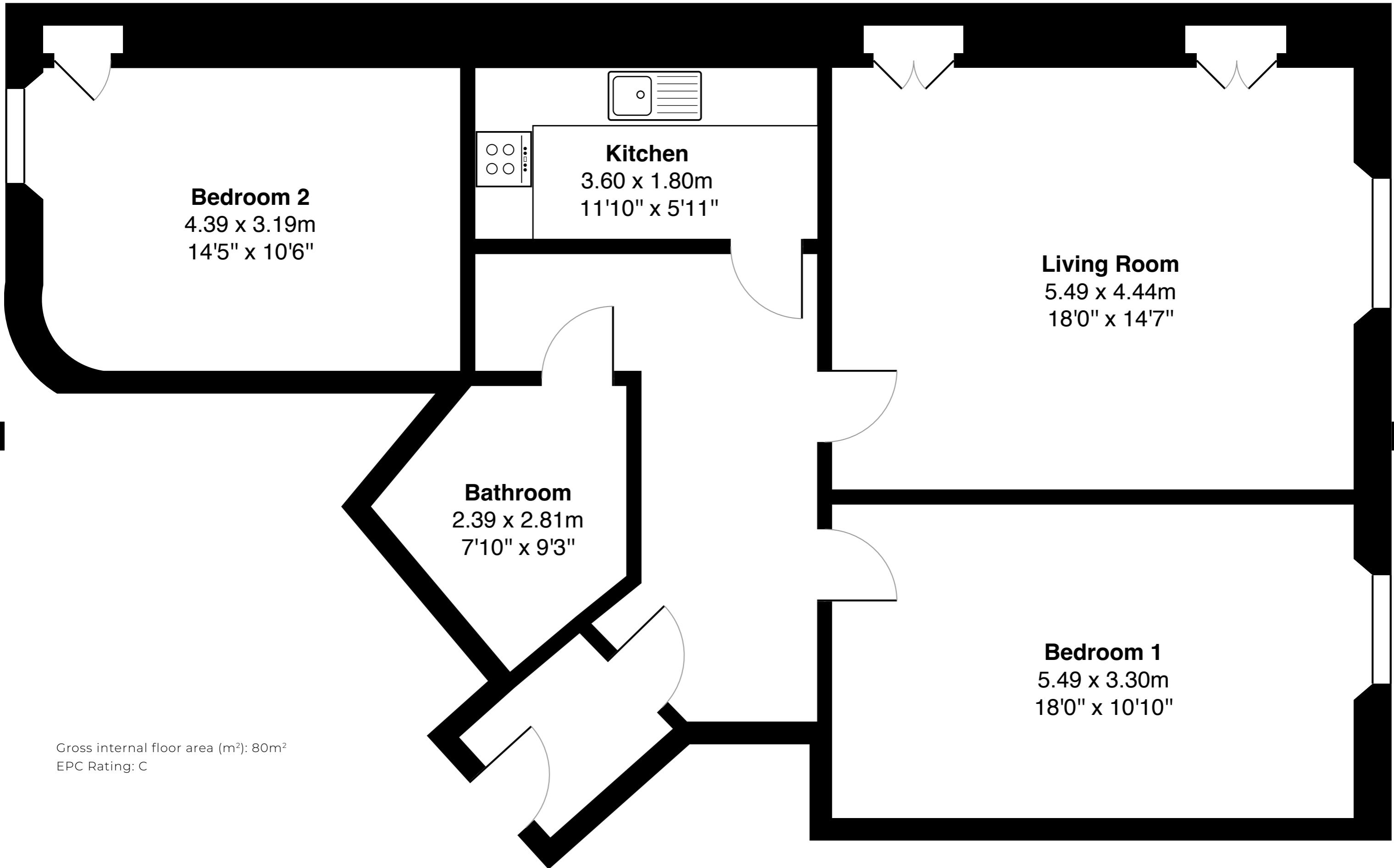
There are two generous double bedrooms. The principal bedroom offers excellent floor space and flexibility and both bedrooms benefit from built-in wardrobes. Bedroom 2 also has an integrated desk, making it ideal for home working or guest accommodation. Heating is provided via a gas boiler installed in 2021.

The property is served by a well-appointed four-piece bathroom suite, offering both comfort and practicality. A welcoming hallway provides excellent circulation space and a strong first impression on entry.





This is a rare opportunity to acquire a spacious and well-presented flat in Edinburgh's New Town, an area renowned for its architecture, amenities, and exceptional transport links. A classic city home that ticks both lifestyle and investment boxes.



Gross internal floor area (m²): 80m²
EPC Rating: C

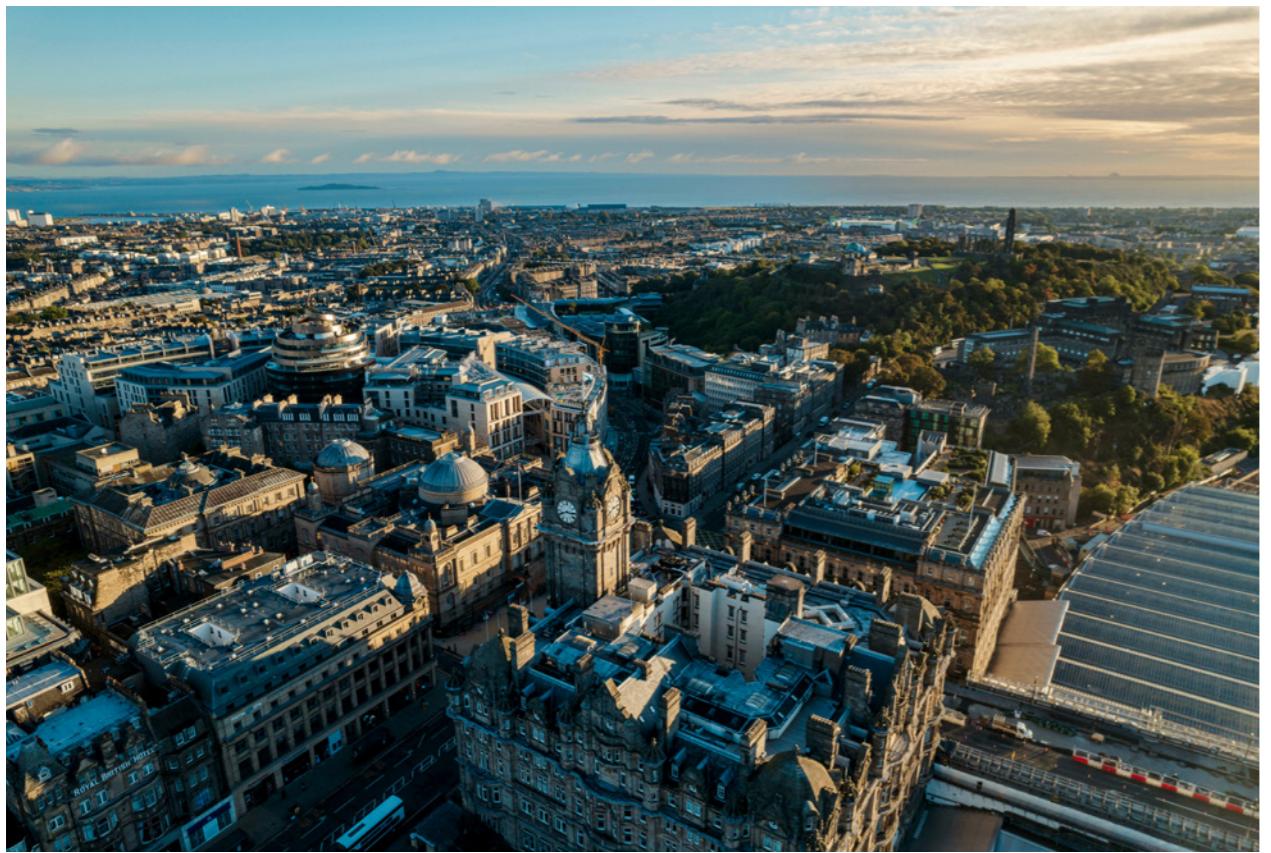


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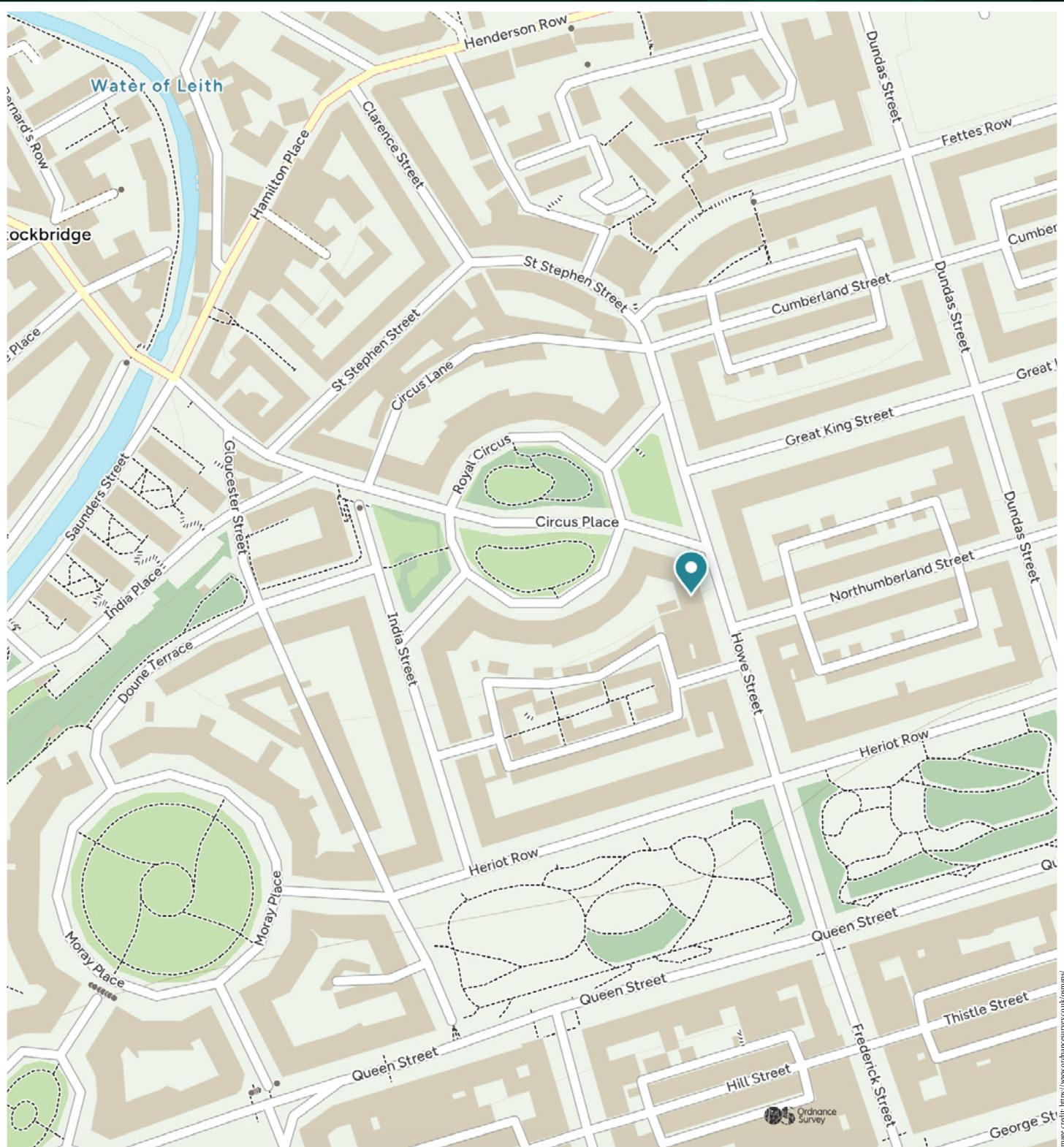


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Howe Street is ideally positioned within Edinburgh's prestigious New Town, an area celebrated for its elegant Georgian architecture, wide streets, and exceptional lifestyle offering. Residents benefit from immediate access to a wealth of local amenities, including an excellent selection of independent coffee shops, bars, and restaurants, all within comfortable walking distance. Wellness and fitness facilities are close at hand, with Tribe Yoga located nearby, providing a popular hub for yoga, pilates, and community-focused wellbeing. For weekend enjoyment, the vibrant Stockbridge Market, held every Sunday, offers an array of local produce, artisan food, and crafts, contributing to the strong village feel of the surrounding area.



George Street, Edinburgh's premier destination for high-end retail, dining, and nightlife, is also within easy reach, offering a more cosmopolitan contrast to the relaxed atmosphere of Howe Street. The area is exceptionally well served by public transport, with regular bus services providing swift access across the city, while Edinburgh Waverley Station and the city's main business and financial districts are also conveniently accessible. Combining central convenience with a strong neighbourhood identity, Howe Street represents one of Edinburgh's most desirable urban locations.



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