

# 44/PF Howe Street

NEW TOWN, EDINBURGH, EH3 6TH



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



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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.









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.

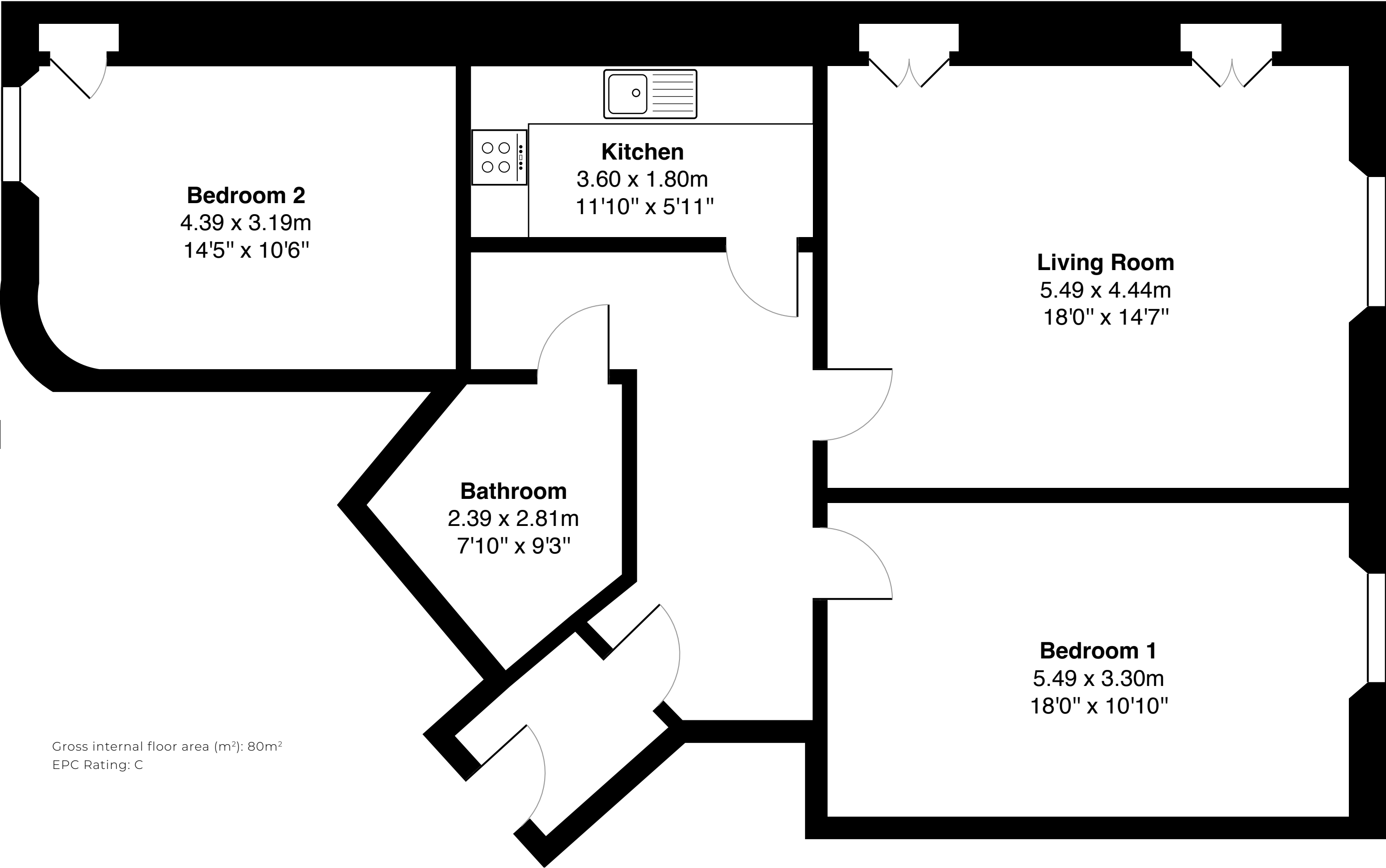








This is a rare opportunity to acquire a spacious and well-presented flat in Edinburgh's New Town, an area renowned for its architecture, amenities, and exceptional transport links. A classic city home that ticks both lifestyle and investment boxes.



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

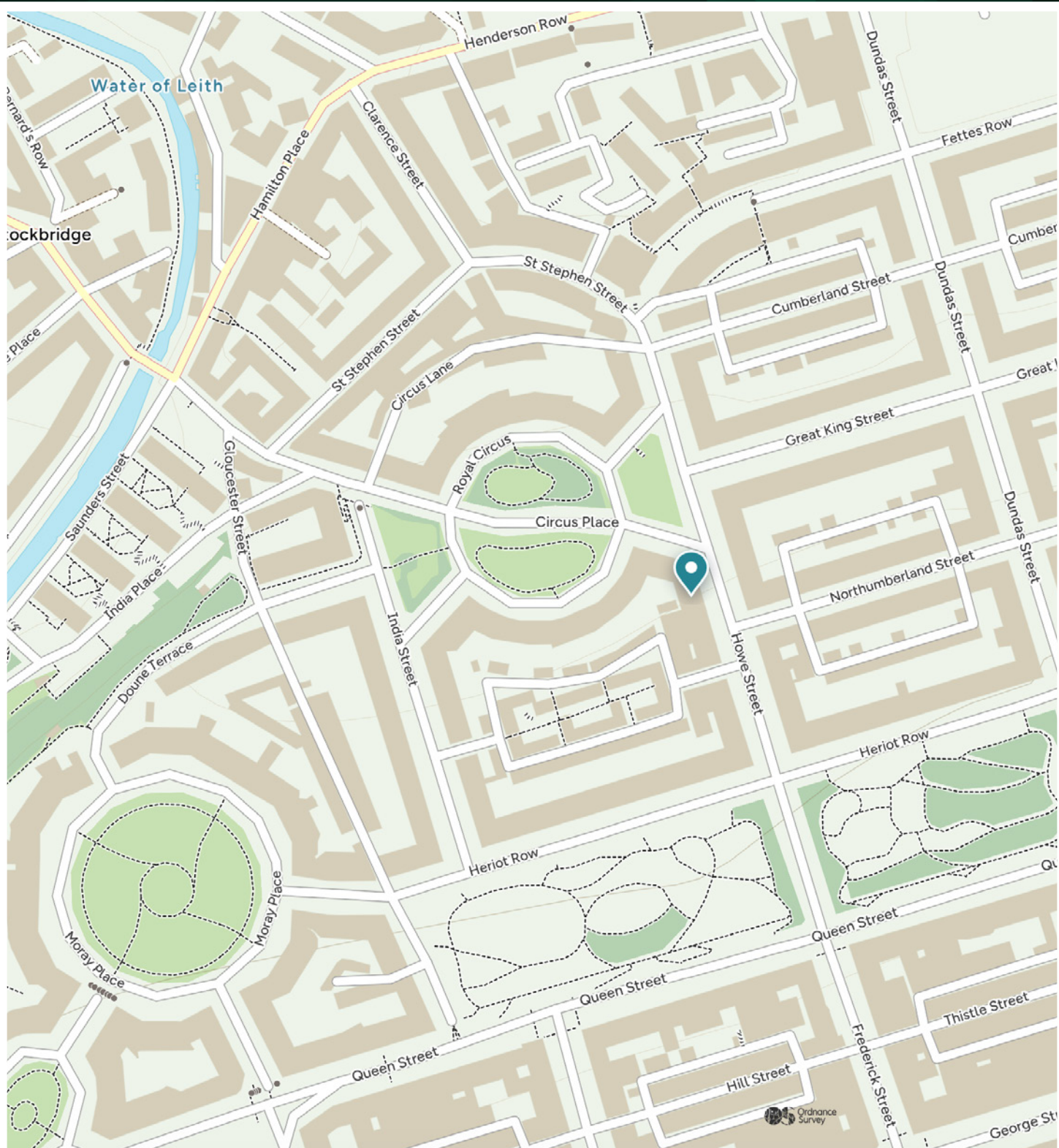




Howe Street is ideally positioned within Edinburgh's prestigious New Town, an area celebrated for its elegant Georgian architecture, wide streets, and exceptional lifestyle offering. Residents benefit from immediate access to a wealth of local amenities, including an excellent selection of independent 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.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.