



Leopold Place, New Town, EH7

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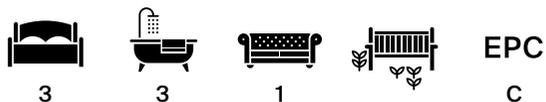




## A sophisticated second floor Georgian flat.

Leopold Place is a charming second floor flat, forming part of a handsome period terrace overlooking Calton Hill. The property has classic period proportions, fine period detailing and modern fixtures and fittings.

The flat offers balanced living and bedroom accommodation with a south to north orientation, resulting in plenty of natural light and lovely views to the front and rear. A communal staircase leads to the second floor, with the flat itself benefitting from a welcoming entrance hall with original wooden floor boards.



<b>Offers Over</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£500,000	Freehold	The City of Edinburgh Council	Band D



To the front of the building and commanding a southerly aspect is the sitting/dining room with connecting kitchen. Two large windows take advantage of the light and views and the original fireplace provides a lovely focal point to the room, in addition to the intricate corning detail found overhead. This sizeable room opens onto the cleverly designed, modern kitchen. Also set to the front of the building is bedroom three, providing equal views and light. Bedrooms one and two are located at the back of the flat. The principal bedroom is generous in size and features a built in wardrobe and a contemporary en suite bathroom, whilst bedroom two has an en suite shower room. There is a further shower room found in the centre of the flat. The flat is complemented by a separate, practical utility room with attic storage above, accessed by a fitted ladder.

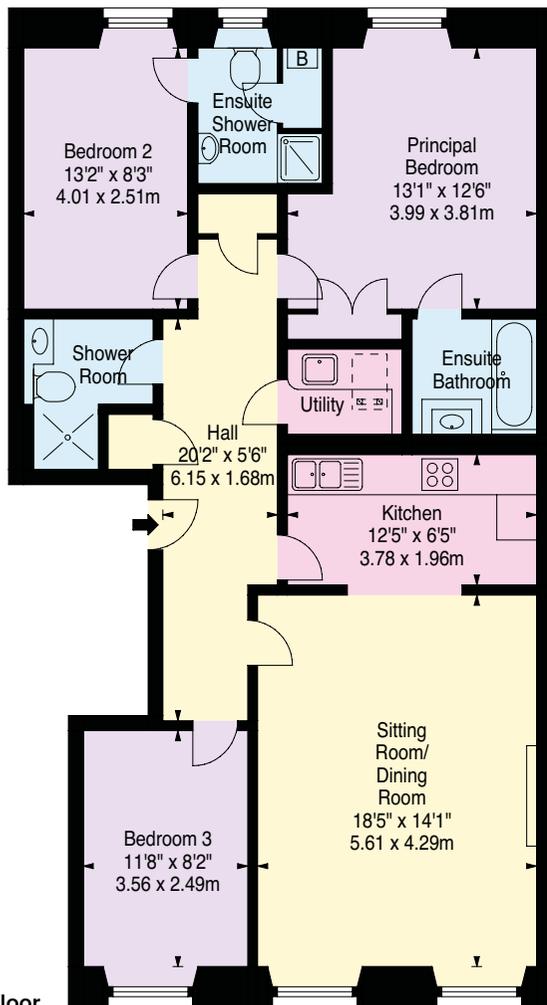
The elegant living space, three spacious bedrooms, period proportions and central location all combine to make this a highly appealing property.

## Key features

- Charming interiors
- Stunning southerly views
- Period details
- Superb city centre location

## Location

Leopold Place forms part of the eastern New Town and is situated within the New Town Conservation Area. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh. Overlooking Calton Hill, Leopold Place is within walking distance of the Edinburgh Playhouse, John Lewis, Harvey Nichols and Multrees Walk. Broughton Street, just a few streets away, has a plethora of wonderful, independent restaurants, bars and bistros. St Andrew Square bus station is around the corner, serving central Edinburgh and beyond. Tram links to Edinburgh International Airport can also be found here and within less than a mile is Waverley Train Station. Furthermore, the flat is conveniently placed for Edinburgh's central business district and the Scottish Parliament and University buildings are within easy reach.



Attic

**Approximate Gross Internal Floor Area  
1142 Sq Ft - 106.09 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2022. Photographs dated October 2022.

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