



31 London Street  
New Town | Edinburgh

**STRUTT  
& PARKER**









## 31 London Street

New Town | Edinburgh | EH3 6LY

An impressive main door flat arranged over two floors in Edinburgh's sought after New Town

Ground floor: Entrance Hall | Drawing room | Dining room  
Kitchen | Double bedroom | WC

Lower ground floor: Master bedroom with dressing room  
Bathroom

EPC Rating: E







## 31 London Street

31 London Street is an impressive, recently refurbished, main door flat, arranged over two floors, which is entered through a grand entrance hall with painted flagstone flooring. On the ground floor, there is a large drawing room; grand dining room which opens onto the kitchen; and a double bedroom. The flat retains a wealth of period features including ornate cornice work, ceiling roses, painted flagstone flooring and an impressive fireplace in the drawing room. The lower ground floor consists of the master bedroom which benefits from a large dressing room with built in wardrobes; and a family bathroom. There is also resident permit parking available in zone 6.

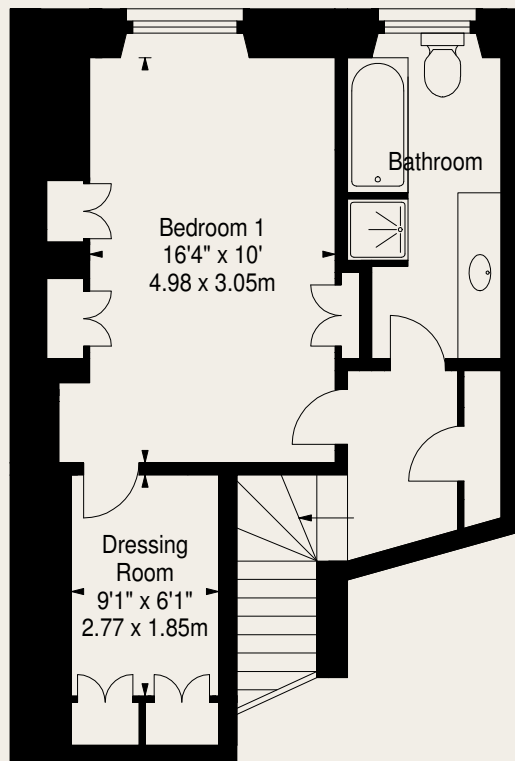
## Situation

London Street is a wide residential street lying to the immediate east of Drummond Place, in the heart of Edinburgh's Georgian New Town. The property enjoys all the advantages of central living, having easy access to the city's main business and commercial centres, with Princes Street, George Street, Multrees Walk and the St James Centre all being within easy walking distance. The open spaces of the Royal Botanic Gardens and Inverleith Park are also nearby, as is the charming Water of Leith Walkway. The property is also conveniently located for access to a variety of galleries, local restaurants and bars.

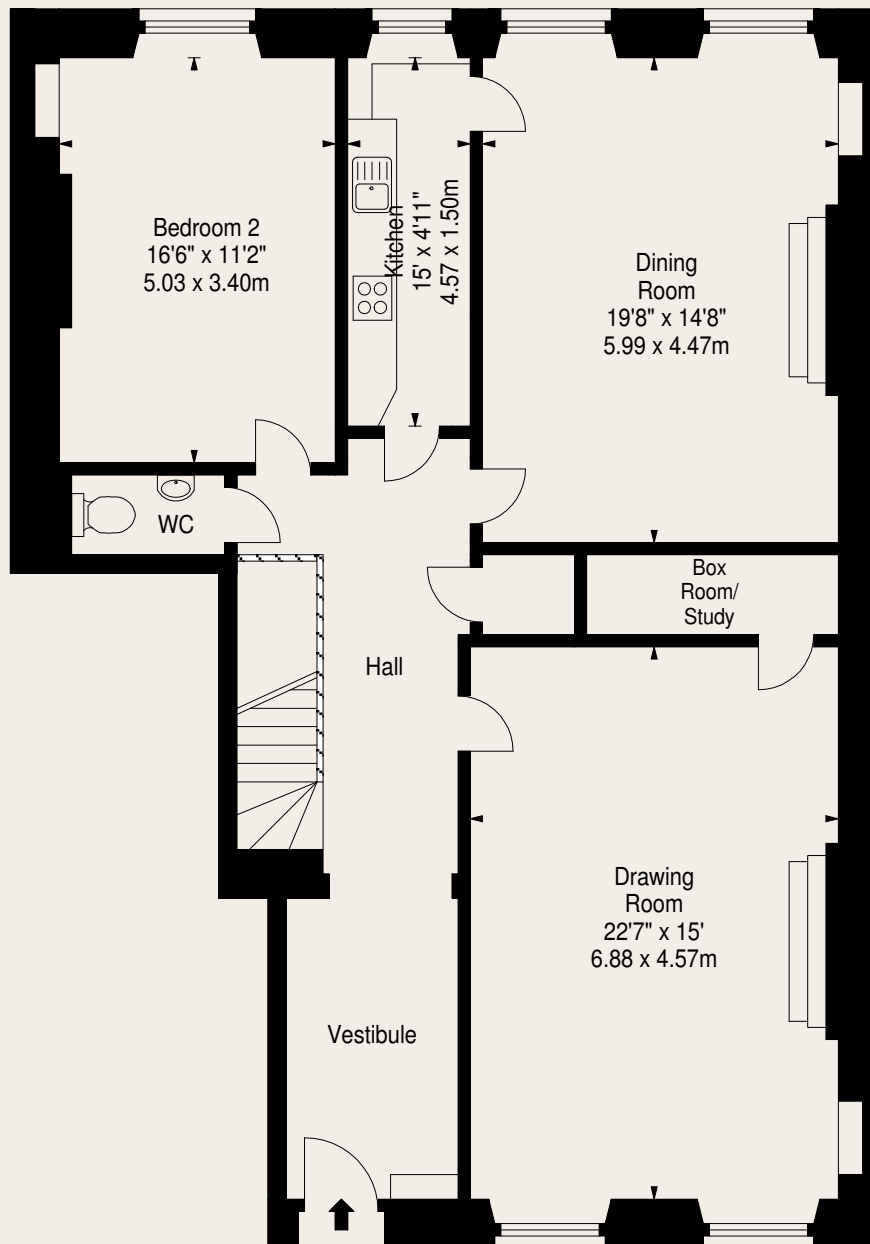
Nearby Broughton Street provides an excellent selection of specialist shops with a Tesco supermarket also close-by at Canonmills. Waverley railway station is easily accessible providing regular train services throughout the country.







Lower Ground Floor



Ground Floor

## London Street, EH3 6LY

Approx. Gross Internal Area  
1728 Sq Ft - 160.53 Sq M  
For identification only. Not to scale.  
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## General

**Local Council** City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ. Tel: 0131 200 2000.

**Council Tax** For Council Tax purposes 31 London Street is currently placed in Band G.

**Services** Mains water, electricity, gas, drainage and gas fired central heating.

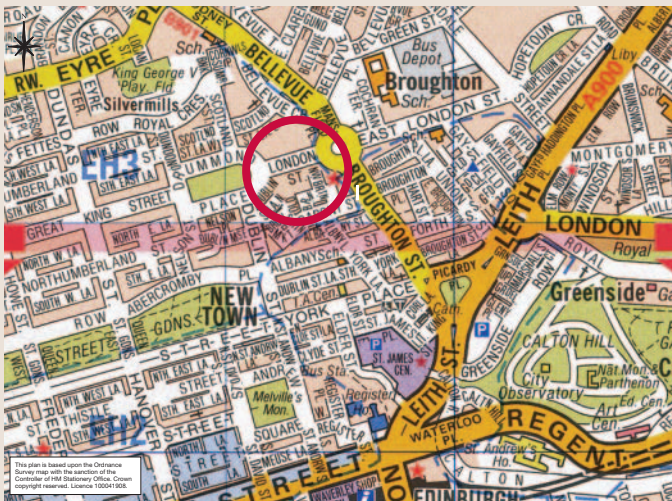
**Note:** The services have not been checked by the selling agents.

**Fixtures and Fittings** The fitted carpets and light fittings will be included in the sale along with the integrated kitchen appliances.

**Offers** Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

**Entry and Possession** The date of entry will be by mutual agreement between the purchaser(s) and the seller.

Strictly by appointment with the selling agents, Strutt & Parker's Edinburgh Office. Tel: 0131 226 2500.



**Tel: 0131 226 2500**

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