

# 19A Leopold Place

EDINBURGH, EH7 5LB



*Remarkable two-bed Georgian basement flat in prestigious Leopold Place – elegant, historic & featuring a huge master en-suite + 4 private cellars*



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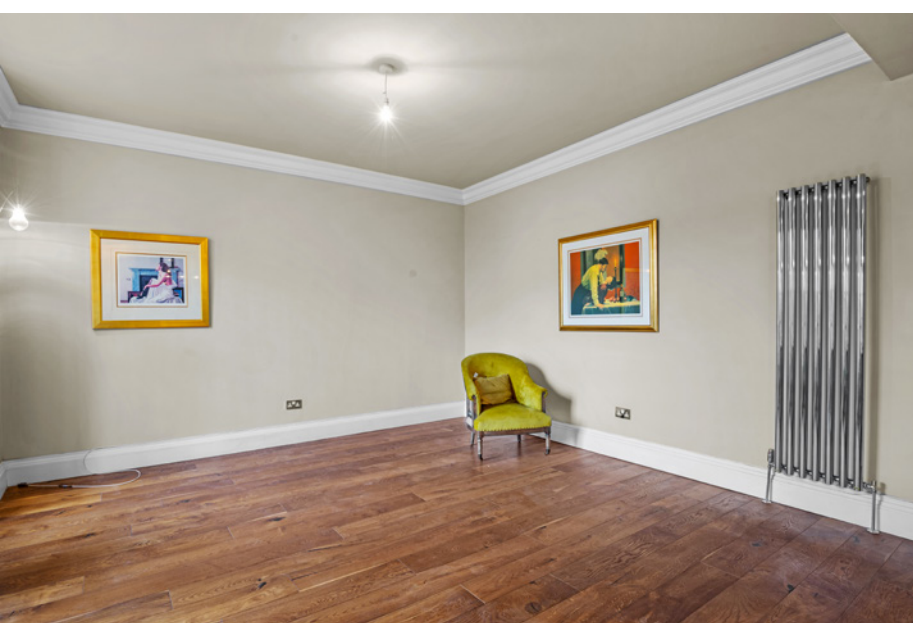


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McEwan Fraser Legal is proud to present this truly remarkable and elegant two-bedroom basement flat, set within a stunning A-listed Georgian tenement on prestigious Leopold Place. Designed in the 1820s by renowned Scottish architect W.H. Playfair, whose legacy includes Edinburgh's most iconic neoclassical landmarks, this exquisite property effortlessly combines historic grandeur with contemporary luxury.

# LIVING ROOM/KITCHEN



Stepping inside, you are immediately struck by the home's impressive proportions, period charm, and refined elegance. The property boasts high ceilings, intricate corning, and large sash windows, flooding the space with natural light. The well-appointed kitchen blends classic and modern design, offering sleek cabinetry and high-quality appliances.



The master bedroom is a true sanctuary, featuring an exceptionally large en-suite bathroom, finished to the highest standard. A second well-proportioned double bedroom provides additional versatility, while the stylish main family bathroom complements the home's luxurious feel.

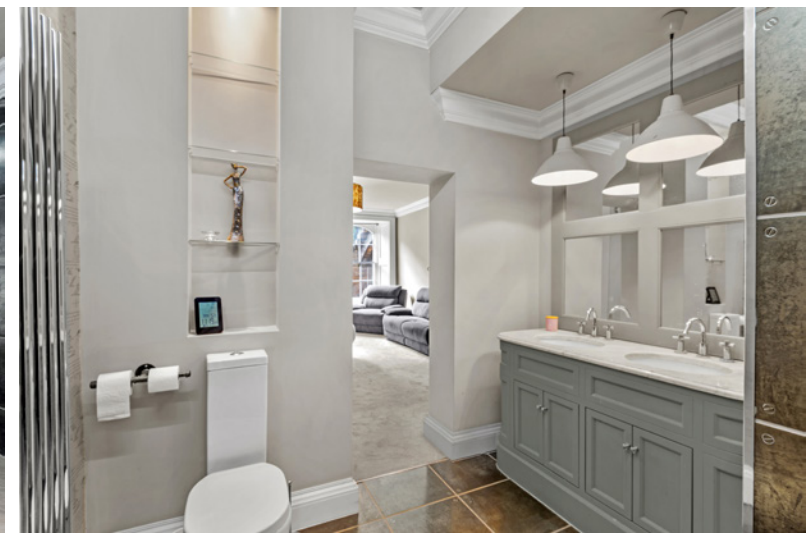
# BATHROOM



# MASTER BEDROOM



a true sanctuary, featuring an exceptionally large en-suite bathroom



# BEDROOM 2



# EXTERNALS

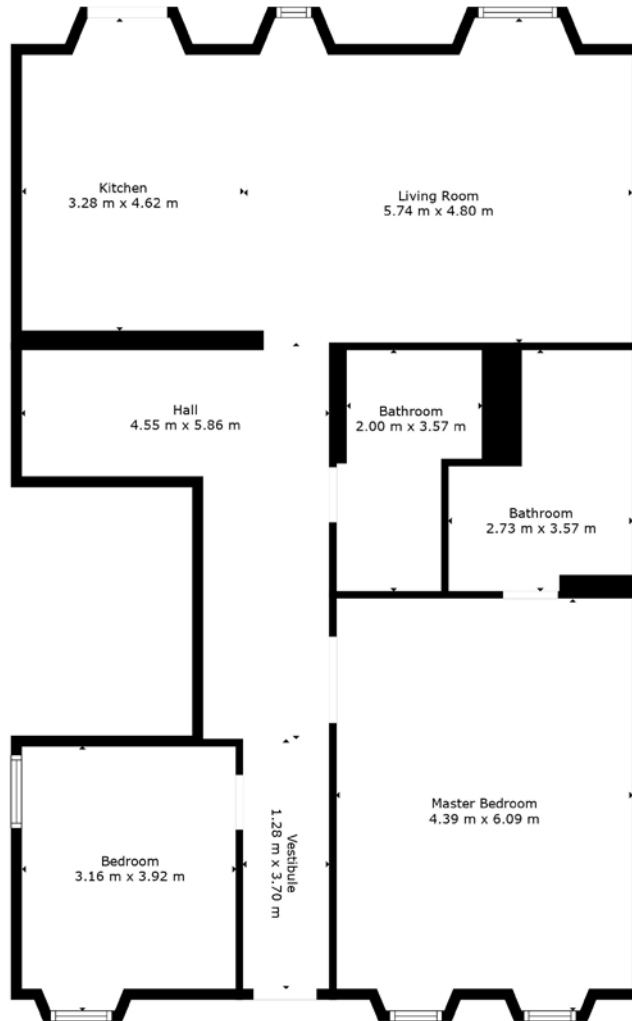


A particularly rare and valuable feature of this property is the four large private under-street cellars, offering exceptional storage or the potential for further development (subject to planning permissions).

Further benefits include gas central heating, residents' permit parking. Ideally located at the east end of Edinburgh's historic New Town, Leopold Place provides easy access to an array of boutique shops, fine dining, cultural attractions, and excellent transport links. Calton Hill, Princes Street, and the city centre are all just a short stroll away.

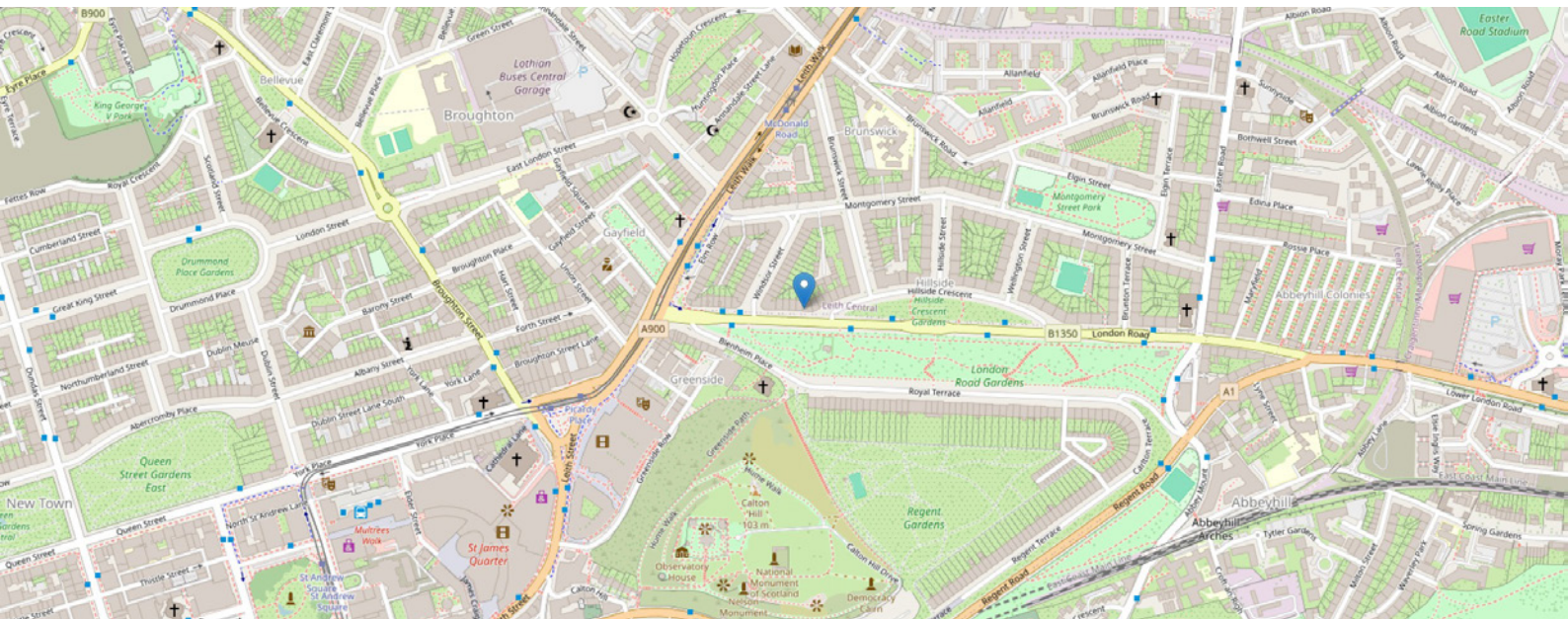
A rare opportunity to own a truly unique and historic home in one of Edinburgh's most desirable locations—early viewing is highly recommended.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.







The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and a gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

The New Town of Edinburgh enjoys an international reputation. With the debatable exception of perhaps Bath, there is no better example of Georgian architecture on such a scale and in such condition. It dates back to the late eighteenth Century and was constructed around a plan conceived by the architect James Craig, who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the North and out as far as Haymarket in the West. The layout of the Hillside area was designed as an extension to the New Town by one of Edinburgh's most famous architects, William Playfair. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city.

For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions, providing interesting new perspectives on otherwise familiar parts of the city.



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