



## Charming and well presented one bedroom flat in the New Town overlooking King George V Park

**3/5 Logan Street, New Town, Edinburgh, EH3**

Offers over £195,000 Freehold

savills



Excellent location • Good choice of local bars, restaurants and shops • Within walking distance of the city centre, Stockbridge and Broughton Street • Well suited to a variety of buyers • Excellent buy to let investment • Common garden to the rear of the property • Overlooking King George V Park • Bright west facing rooms

#### Local Information

Logan Street is a peaceful cul de sac located at the eastern end of Eyre Place in Edinburgh's historic New Town.

There are excellent local amenities, shops and restaurants close to the property. The local hubs of Stockbridge to the west and Broughton Street to the east are a short walk away.

The beautiful Royal Botanic Garden is close by, as are many of the city's cultural venues including the National Portrait Gallery and the Playhouse Theatre. The property is conveniently located for road access to both the east and west.

#### About this property

3/5 Logan Street is an immaculate second floor one bedroom flat situated in the heart of the New Town. The property is lovely and bright with a west facing aspect overlooking King George V Park.

In recent years the property has been modernised to a high standard including a new kitchen, bathroom, central heating system and flooring.

From the common hallway the front door opens to a welcoming hallway and the accommodation flows from here. Of particular note is the open plan living space with

central fireplace, well appointed kitchen with integrated appliances and a cosy dining area.

There is a spacious double bedroom and completing the accommodation is a contemporary shower room. There is a storage cupboard in the hall and utility cupboard off the sitting room.

#### Tenure

Freehold

#### Local Authority

Edinburgh City Council

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Edinburgh Town Office. Telephone: +44 (0) 131 247 3770.



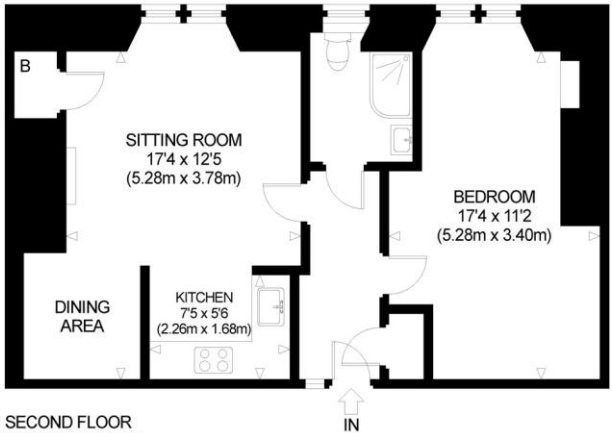




3/5 Logan Street, New Town, Edinburgh, EH3  
Gross Internal Area 515 sq ft, 47.8 m<sup>2</sup>

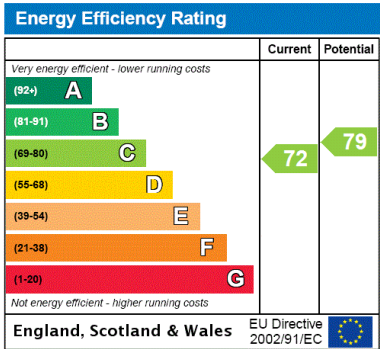
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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 515 SQ FT / 47.8 SQ M

LOGAN STREET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 515 SQ FT / 47.8 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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