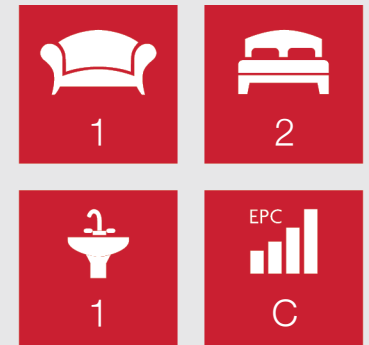




**Thorntons**   
The right way to move

37 Howe Street,  
New Town,

Edinburgh, EH3 6TF







## Summary

Offering an abundance of potential, this traditional lower ground-floor and basement flat forms part of a Georgian A-listed building (1802). The main-door two-bedroom property benefits from large, light-filled rooms and high ceilings. It also presents buyers with an exciting opportunity as it requires complete refurbishment, providing buyers with a chance to develop an outstanding home in the heart of Edinburgh's prestigious New Town, within easy strolling distance of the city centre's main attractions.

Extras: to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services, as these are to be left in a sold as seen condition.

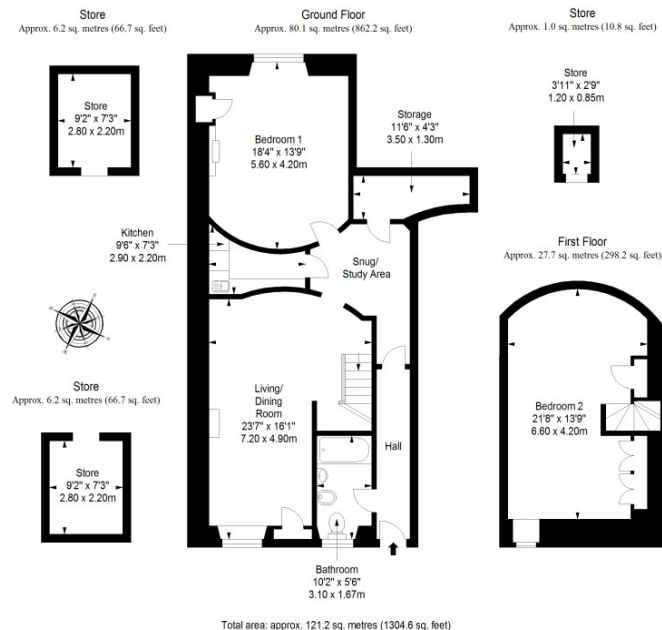
## Features

- Lower ground-floor and basement flat
- Part of a Georgian A-listed building
- Envious location in Edinburgh's New Town
- Large rooms with high ceilings
- Private main-door entrance
- Central entrance hall
- Spacious living and dining room
- Kitchen and rear hall with a store
- Two large king-size bedrooms
- Bright four-piece bathroom
- Private front courtyard and three stores
- Controlled permit parking (Zone 5A)
- Gas central heating system
- Traditional sash windows





# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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