



4/8 (4F2) HAYMARKET TERRACE

Haymarket, Edinburgh, EH12 5JZ



1

Public Room



2

Bedrooms



1

Bathroom



4/8 (4F2) HAYMARKET TERRACE

Situated on the fourth/top floor of a handsome Victorian building in highly desirable Haymarket, within the New Town conservation area, this well-proportioned flat offers light-filled and airy interiors, tasteful décor, and modern fixtures and fittings, perfectly complemented by a wealth of period features. The flat enjoys far-reaching views of the city skyline and accommodates a large living room/bedroom with an adjoining study, a dining kitchen, a further double bedroom, and a bathroom, and it benefits from access to a shared garden. The flat would be ideal as a city home or for the rental market, having been a successful rental property for the past nine years.

A secure shared entrance and stairwell leads to the front door, where you are welcomed inside by a long hallway with a skylight window. Along the hall to your right, you will find a large living room, offering potential to be used as a second double bedroom. The room is filled with natural light through a large window and is tastefully decorated with grey accent wallpaper, enhanced by a fitted carpet, beautiful cornicing, and a ceiling rose. It is also adjoined by a flexible room that could be utilised as a study, perfect for those who work from home, or as a walk-in wardrobe/dressing room.



EPC
RATING



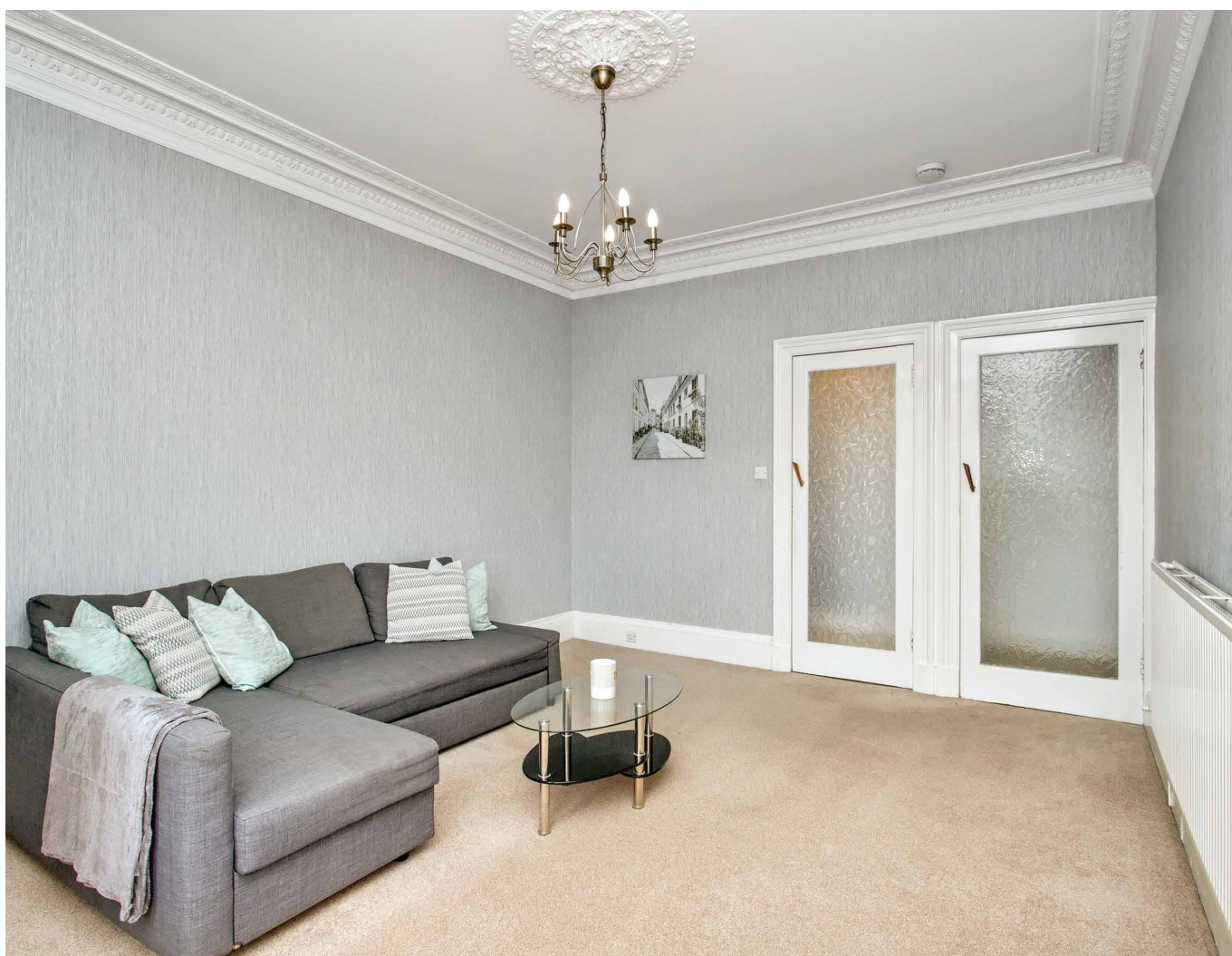
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Fourth/top-floor flat in Haymarket
- Part of a Victorian building in the New Town conservation area
- Far-reaching city skyline views
- Secure shared entrance and stairwell
- Long entrance hall
- Living room/bedroom 2 with lovely period features
- Large dining kitchen
- One further double bedroom
- Bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone 1)







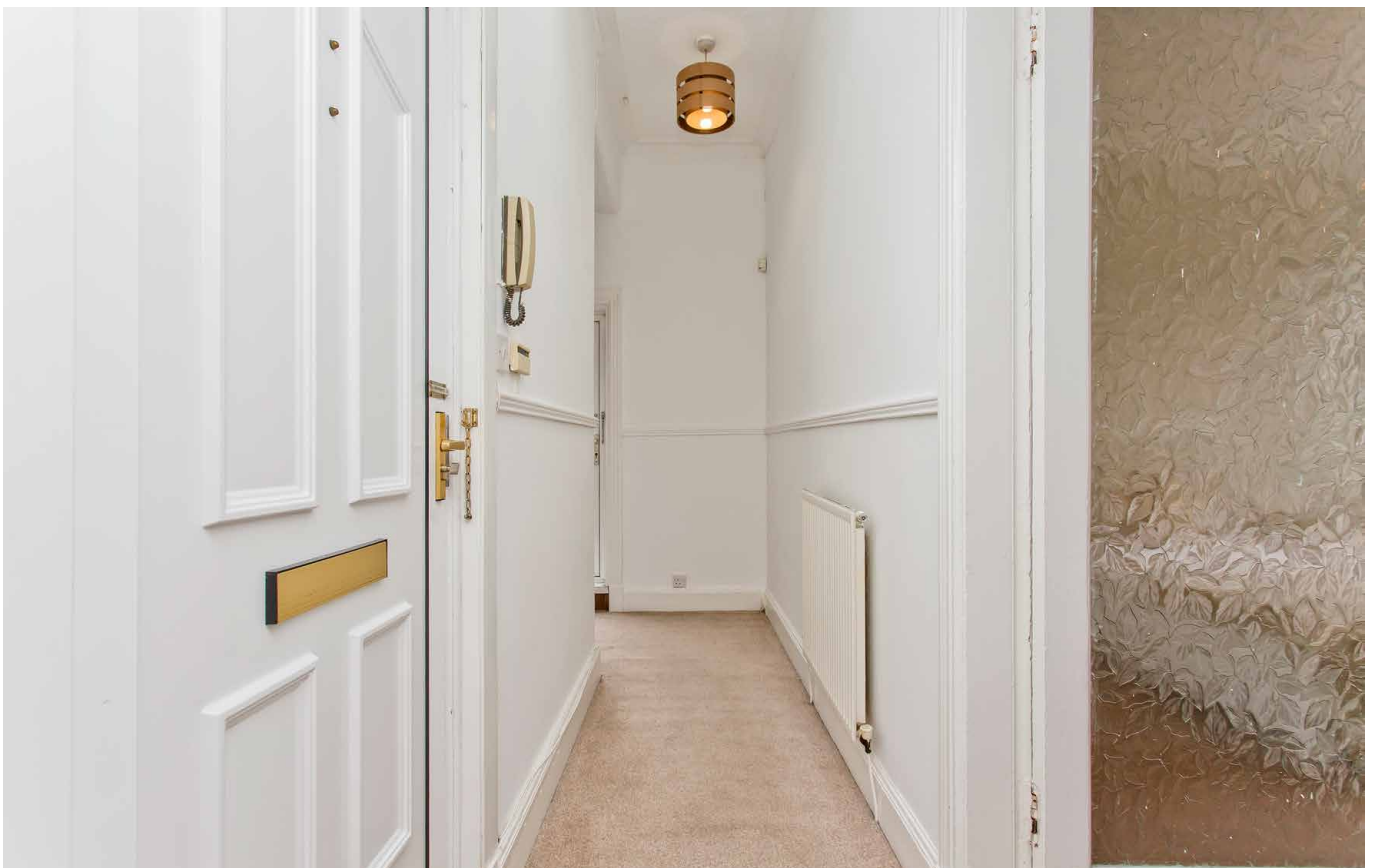
At the opposite end of the hall, a large dining kitchen awaits, with space for a lounge setup, should the living room be used as a bedroom. The kitchen is well-appointed with a wide range of modern wall and base cabinets, ample workspace, and splashback tiling, and a breakfast bar creates an ideal space for morning coffee and dining. There is also plenty of space for a dining table and chairs.

The flat's second double bedroom continues the generous proportions and airiness of the preceding accommodation, with ample room for freestanding bedroom furniture. The neutrally decorated, carpeted bedroom is supplemented by an Edinburgh press. Finally, a tiled bathroom (with a skylight window) completes the accommodation on offer and comprises a bath with an overhead shower and glazed screen, a basin, and a WC.





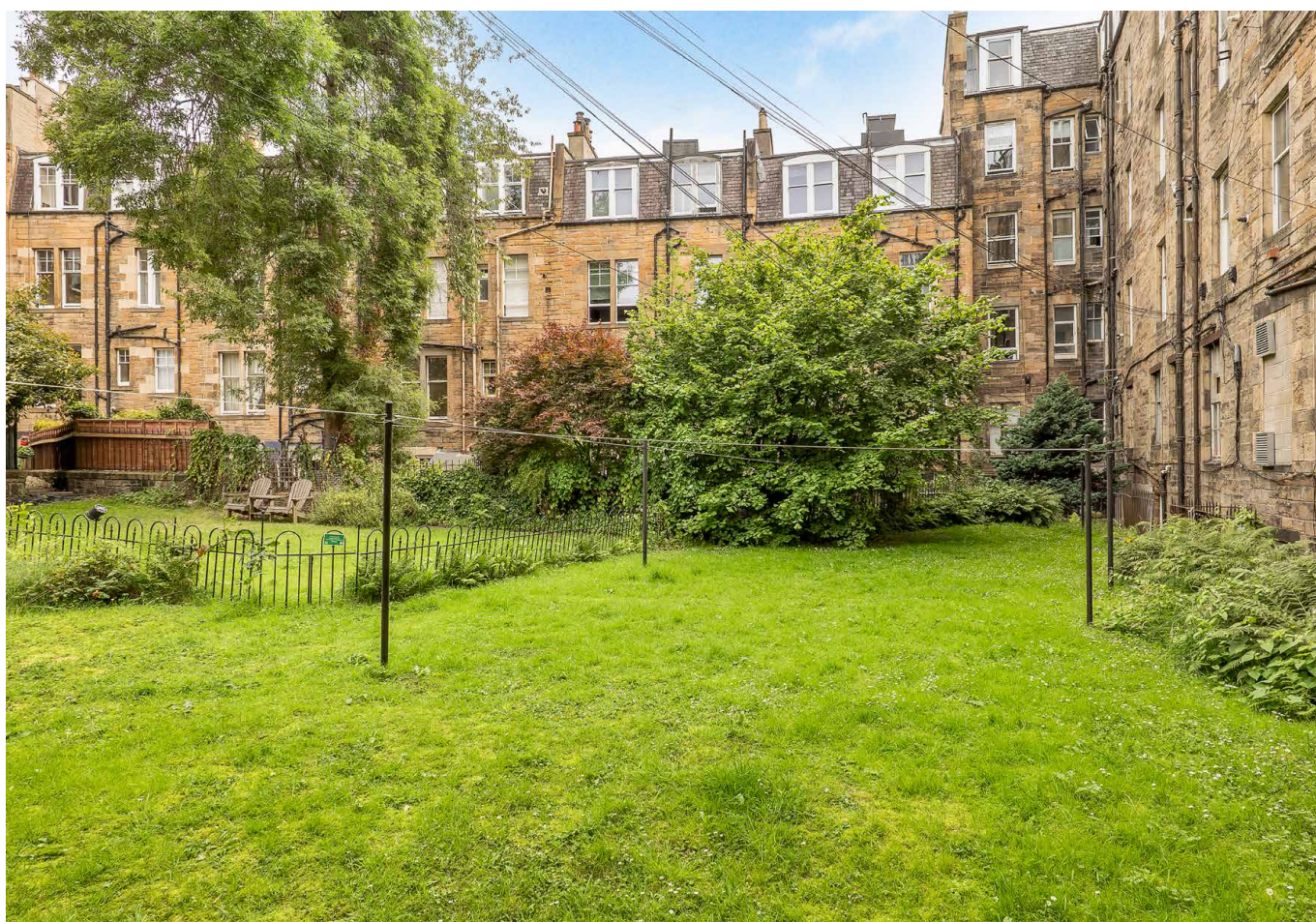




Externally, the flat boasts wonderful far-reaching views, as well as access to a shared garden.
Controlled on-street parking in the vicinity falls under Zone 1.



Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge, and dishwasher, as well as a freestanding washer/dryer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



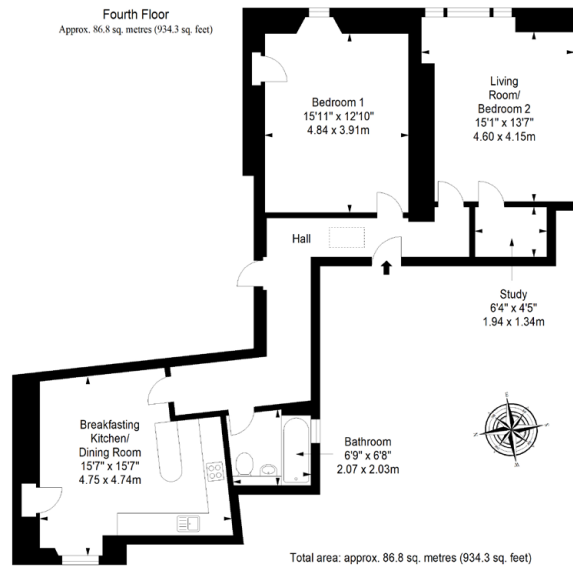




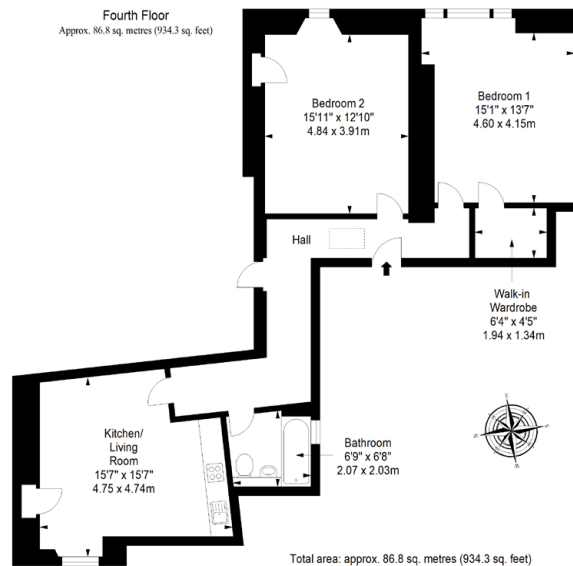
HAYMARKET, EDINBURGH

Haymarket enjoys a prime location to the west of Edinburgh city centre and is within easy walking distance of local services and amenities, cultural and heritage attractions, and the capital's business and financial quarter. Residents have a fantastic range of independent stores, high-street retailers, and express supermarkets right on their doorstep, as well as a choice of trendy bars, traditional pubs, cafés, restaurants, and takeaways. Haymarket is also home to many arts venues and is just a short walk from the Usher Hall, Traverse Theatre, Royal Lyceum, and the Filmhouse on Lothian Road. Nearby Fountain Park provides a wealth of sport and leisure facilities to suit all ages and preferences, with a cinema complex, a health club and gym, various food and drink outlets, and further attractions for adults and children. Owing to the arrival of the trams, Haymarket has undergone extensive regeneration in recent years, which remains on-going and will include the construction of new residential and commercial premises, including a luxury hotel. After Waverley station, Haymarket is the capital's second-largest train station and represents a major transportation hub. From here the extensive bus and tram network offers quick and easy travel across the city and to Edinburgh International Airport. The station also operates rail services across Scotland and to London King's Cross.

FLOORPLAN



ALTERNATIVE FLOORPLAN



@gilsongrayprop
 gilson gray property
 gilson gray property
 @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.