



2A Torphichen Street, West End, Edinburgh, EH3 8JQ

Impressive two-bedroom main door basement flat with private front courtyard and south-facing rear garden

URQUHARTS
EDINBURGH



DESCRIPTION

2A Torphichen Street is an impressive two-bedroom main door basement flat, forming part of a B Listed Georgian tenement, with private front courtyard, south-facing rear garden, and two external cellars. Situated in the desirable West End, the location is superb with excellent local amenities and schools and is within walking distance to the city centre. The property has been maintained to a high modern standard throughout and would suit a range of buyers.

Entrance vestibule and welcoming hall with large storage cupboard; bright and spacious sitting room / dining room with wood-burning stove and twin windows overlooking the front courtyard; modern fully-fitted breakfasting kitchen with wall & base units, integrated appliances, seating area and door to the private rear garden; master bedroom with built-in cupboards and en-suite shower room; further good-sized double bedroom with built in cupboards; and a bathroom with three piece suite.

ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen / Breakfast room. Two double bedrooms, one with en-suite shower. Bathroom.

Gas central heating. Double glazing. Well-maintained private front courtyard with south-facing rear garden, split over three levels with patio, decked and a lawned areas. Two external cellars, one fully dry lined with electricity and used for additional storage.

LOCATION

Torphichen street is situated in the heart of the popular West End, within the UNESCO World Heritage Site and Conservation area. Famous historical and cultural attractions, main commercial thoroughfares including Princes Street, George Street, and the financial district are all within walking distance of the property. Haymarket train station, bus and tram stops are on the doorstep offering fantastic commuter access to the East and West of the city Edinburgh International Airport with easy access the City Bypass, Forth Road Bridge/Queensferry Crossing and main motorway networks within easy reach. Local shops cater for everyday needs with Craigleith Retail Park a short car/bus journey away with a Sainsbury's supermarket, Boots, and M&S Food Hall. Recreational facilities include the Gallery of Modern Art, and the Dean Gallery, Princes Street Gardens, Royal Botanic Gardens, Inverleith Park, Drumsheugh and Glenogle Swim Baths, Belford Sports Club, Edinburgh Sports Club, Dean Tennis Club, and Water of Leith





Walkway and Cycle Path. A short walkthrough nearby Dean Village leads to vibrant Stockbridge which has a village atmosphere and an excellent range of boutique shops, restaurants, bars, and bistros. The new St James Quarter, near St Andrews Square, is easily accessible by bus or tram and features high street stores, cinemas, restaurants, W Hotel, along with Harvey Nichols and Gleneagles Townhouse. Several well-known catchment schools are in the area, along with excellent private schools including Fettes College, The Edinburgh Academy, St George's School for Girls, and Stewarts Melville College. University and college campuses of Edinburgh, Napier and Heriot Watt are also within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

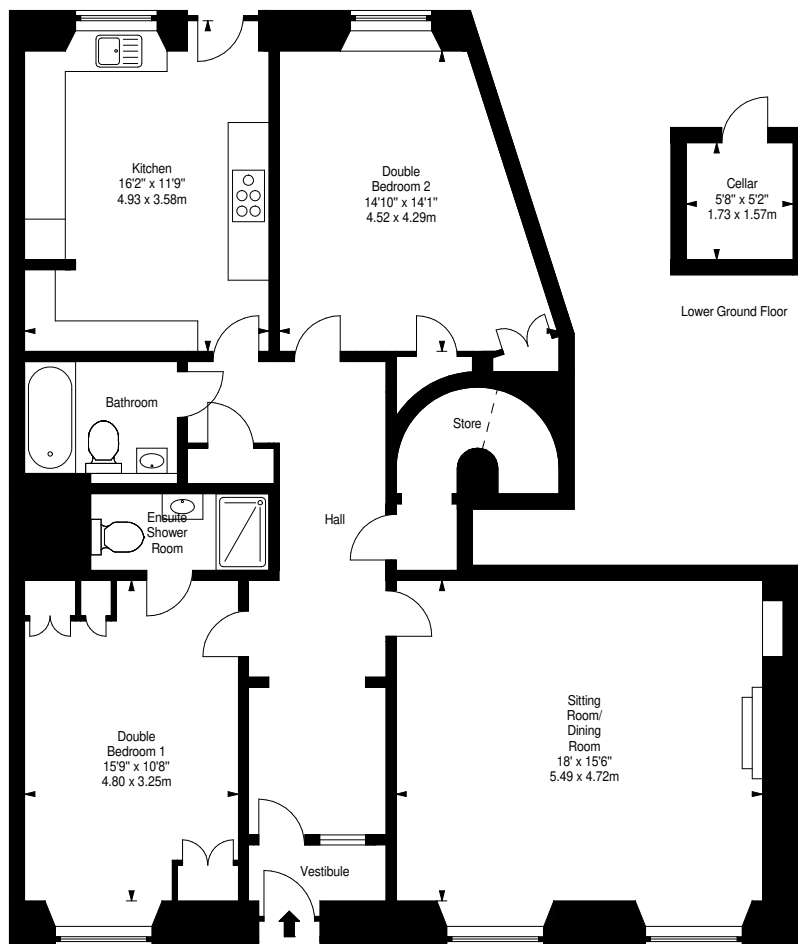
The property has a Council Tax Band **E**
 The property has an Energy Rating Category **C**
 Tenure Freehold



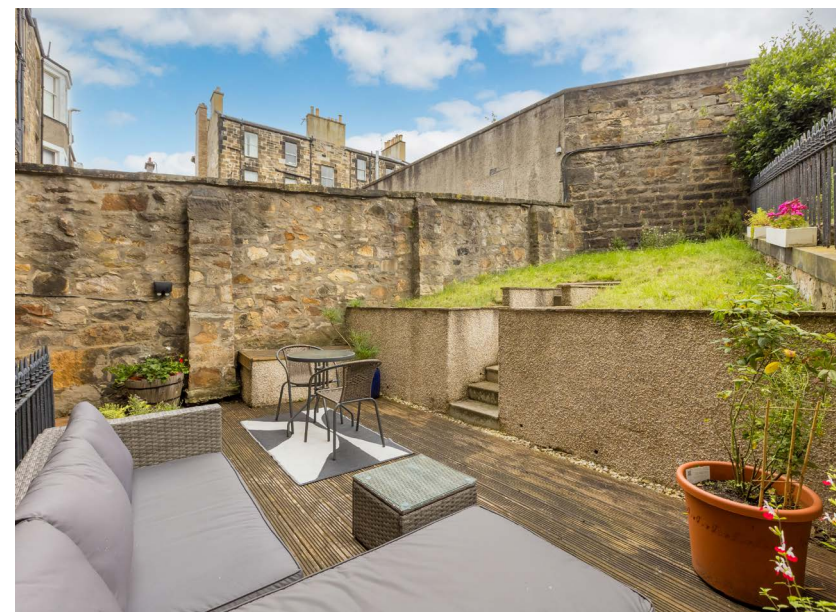
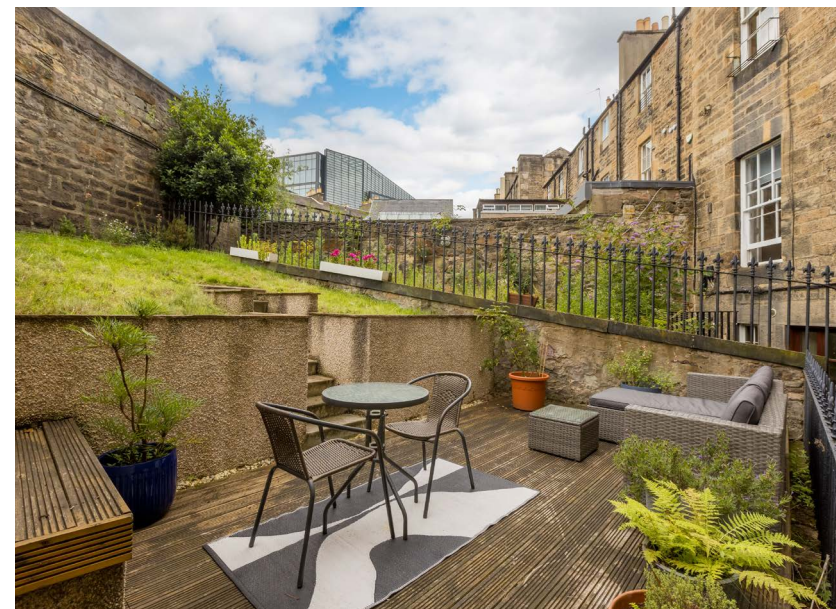
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Approx. Gross Internal Area
1220 Sq Ft - 113.34 Sq M
Cellar
Approx. Gross Internal Area
30 Sq Ft - 2.79 Sq M
For identification only. Not to scale.
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Lower Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.