



10 2FL Torphichen Place
Edinburgh, EH3 8DU



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Haymarket is in the heart of Edinburgh's West End and is conveniently located close to Princes Street and George Street with their designer shops and stylish restaurants within minutes, and the charming village like atmosphere of William Street with its variety of restaurants, bars and boutique shops right on the doorstep.

For entertainment, there is a wide variety of stylish bistros, bars and restaurants in the City Centre catering for all tastes with renowned Art Galleries and lovely walks along the Water of Leith Walkway. Several highly regarded independent schools including St George's, Stewarts Melville and the Mary Erskine are easily accessible. For the commuter, Haymarket Railway Station offers regular services to Glasgow, Aberdeen and the South, while Edinburgh International Airport is located along the A8, which in turn gives access to the M8/M9 motorway network.

DESCRIPTION

Tucked away at the rear of a traditional tenement, this second-floor flat on Torphichen Place enjoys a remarkably quiet setting despite its central West End location, just moments from Haymarket Station and a wealth of local amenities. All windows face the rear, shielding the interior from street noise. The property offers excellent potential but requires full modernisation. The accommodation comprises: an entrance hallway; bright and spacious living room; generous double bedroom; kitchen with fitted units and a shower room with an electric shower which completes the accommodation on offer. Entry to the communal stairwell is secured via an Entryphone system.

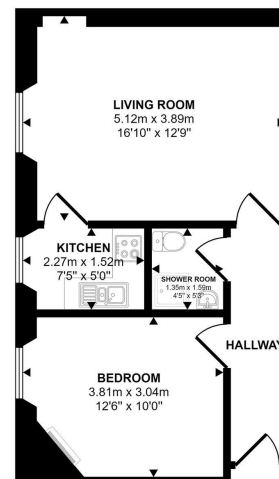
EPC RATING

The energy efficiency rating for this property is band E

COUNCIL TAX

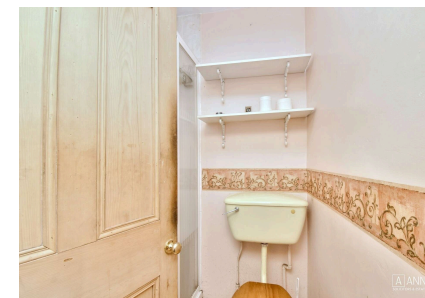
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Approx Gross Internal Area
42 sq m / 457 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Floorplan

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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