## 4 (1F2) Coates Place West End Edinburgh EH3 7AA

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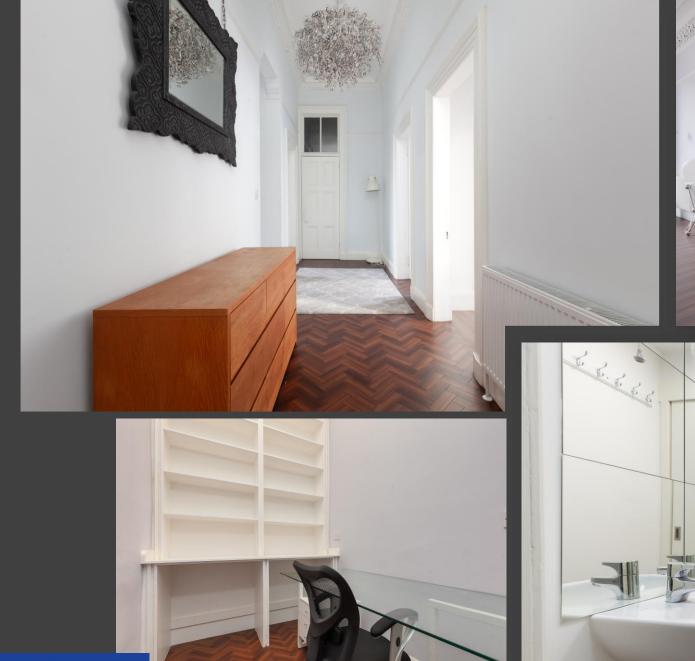
Elegant, spacious and very well presented first floor flat forming part of a handsome stone-built Georgian terrace located in Edinburgh's fashionable West End within easy walking distance of Princes Street, George Street, Lothian Road, and the main Financial District. Recreational facilities include Drumsheugh Baths, the Water of Leith walkway and the Gallery of Modern Art. The Royal Botanical Gardens and Inverleith Park are also close by.

Haymarket Train Station is only a short walk from the property and Edinburgh's tram system has stops close by providing a direct link to Edinburgh Airport. Fast routes are available to the west and south sides of the City, linking with the bypass, the International Airport, and the motorway systems. Regular bus services are readily available within the West End running to and from many surrounding districts.

Entrance to the property is by way of a well-maintained communal passage stair. The windows to the rear of the flat have lovely leafy views to the spires of St. Mary's Cathedral.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, sash and case windows and good storage facilities. All fitted floor coverings are included in the sale together with the integrated kitchen appliances.

Secure external cellar. Large communal garden to rear.







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## PROPERTY DETAILS

- Welcoming reception Hall providing access to all rooms. Utility cupboard housing washing machine and dryer. Cornice and picture rail. Entryphone handset.
- Elegant and spacious Drawingroom with twin windows to front with Juliet balconies. Window shutters. Striking feature fireplace with marble surround. Decorative cornice and ceiling rose. Picture rail. Two Edinburgh wall presses.
- Stylish Dining Kitchen with modern fitted kitchen with a range of matching wall and base units. Kitchen island with integrated Bosch induction oven, downdraft extractor and pop-up power points. Integrated electric oven, microwave, dishwasher and fridge/freezer. Ample work surfaces with integrated sink with extending hose tap and drainer. Feature period fireplace. Space for large dining and chairs. Two open shelved wall presses. Twin windows to front with Juliet balconies. Working window shutters.
- WC with white two-piece suite comprising wash hand basin with vanity unit below and WC. Built-in storage cupboard.

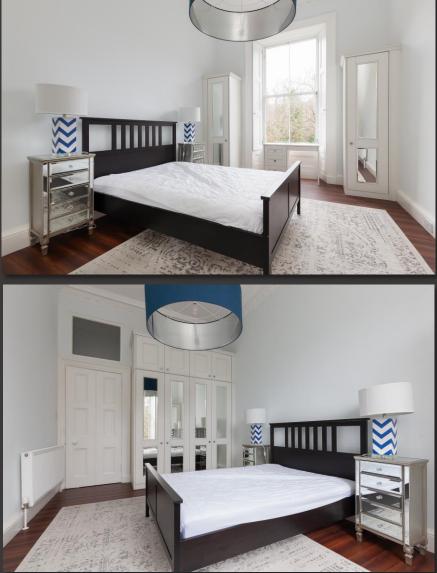
- Master Bedroom with window to rear with open outlook overlooking communal gardens. Window shutters. Extensive bespoke built in mirrored wardrobes provide ample storage space. Two Edinburgh wall presses. Decorative cornice.
- Second large Double Bedroom with window to rear. Window shutters. Bespoke built-in mirrored wardrobes provide ample storage space.
- Boxroom / Office with built in bookcases. Space for computer table and chairs.
- Contemporary and recently installed family Bathroom with white threepiece suite comprising free standing roll top bath, wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Mirror with touch switch light. Cupboard housing combi boiler. Window to rear. Window shutters.



Viewing by appointment on 0131 524 3800















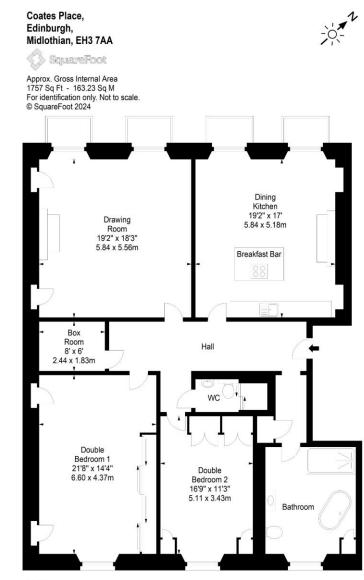
## EXTERNAL

Well maintained and fully enclosed communal garden to rear with drying poles and an attractive array of established plants, shrubs and trees.

Secure under stair cellar in front courtyard. The cellar is floored and lined. Shelving. Dimensions approximately 2.14m wide x 2.44m deep and 1.83m high (7ft x 8ft x 6ft).

Resident permit parking is available on application to the City of Edinburgh Council.

- Energy Efficiency Rating C
- Council Tax Band F



## First Floor



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