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Offers Over

£600,000

2A Coates Place

West End | Edinburgh | EH3 7AA

A generously proportioned and immaculately presented main door garden flat, forming part of a handsome C listed Victorian terrace and enjoying a superb location in the capital's desirable West End area.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms & separate WC
-  On-street permit parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- F



Description

Internally the property offers a vast amount of storage and has been upgraded to an exacting, high spec finish throughout, providing spacious and highly flexible living in the heart of the city.

The accommodation is accessed via an attractive private entrance and briefly comprises: welcoming vestibule with tiled floor and a sliding timber door leading to a versatile storage space, extensive hallway with excellent built-in storage, comfortable reception room which is located to the rear, with access to the rear garden and focal fireplace/ wood burner, spacious breakfasting kitchen which has been fitted with a fantastic assortment of high quality base and wall mounted units, coordinated wood worktops, a range of integrated appliances and tiling to the floor and splash areas, generously sized south facing principal bedroom with tasteful décor, coving and luxury en-suite bathroom, a further spacious double bedroom, a good sized single bedroom which would also work well as a home office, WC with Victorian style suite, utility, and sleek contemporary shower room with modern two piece white suite, heated rail and tiling to walls.



Extras

All floor coverings, fixtures, integrated appliances, curtain poles, blinds, wardrobes in master bedroom and wall mounted TV in living room will be included.

Gardens and Parking

To the front of the flat is charming south facing private garden, featuring beautiful stone paving, climbing plants and planted beds. To the rear, accessed via the reception room is a strip of private garden, in turn leading to a substantial communal garden comprising lawn, chipped seating area, mature trees and bushes. On-street permit parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

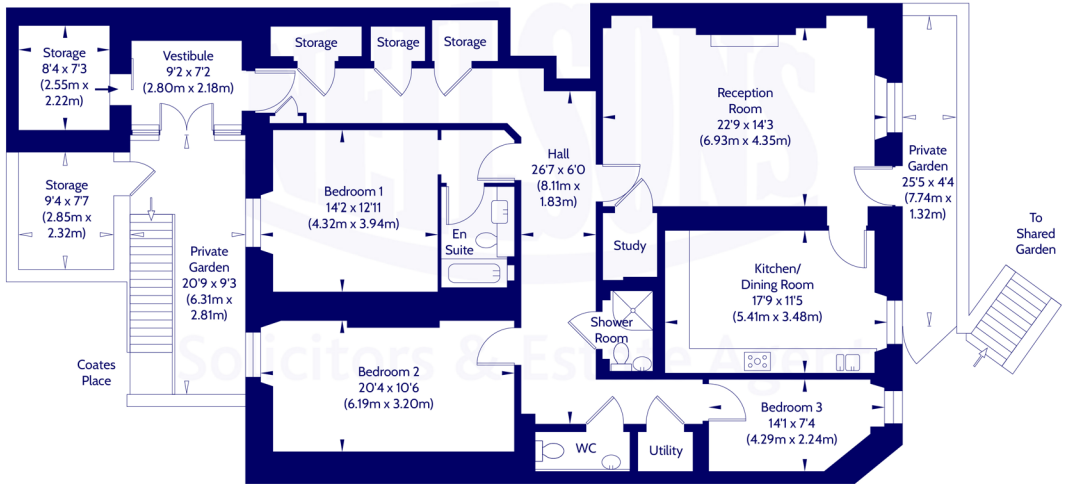
The West End of Edinburgh is a vibrant and affluent area known for its elegant architecture, cultural attractions, and upscale amenities. Princes Street, one of the main thoroughfares, runs along the southern edge of the West End and is famous for its high-end shopping and stunning views of the Edinburgh Castle. George Street, parallel to Princes Street, is another bustling hub with upscale boutiques, trendy restaurants, and chic bars. The West End is also home to several cultural institutions, including art galleries, theatres, and concert venues. The Usher Hall, a prominent concert hall, regularly hosts classical concerts and other performances. The Scottish National Gallery, located in the nearby Princes Street Gardens, showcases an impressive collection of fine art. In addition to its cultural and architectural appeal, the West End offers a variety of dining options, ranging from fine dining establishments to cozy cafes. The area exudes a sophisticated ambiance and is often frequented by locals and visitors alike seeking a taste of Edinburgh's refined lifestyle. There are an abundance of public transport options on the doorstep, including Haymarket rail and tram stop, with frequent links to Edinburgh Airport.





Approx. Gross Internal Floor Area 173.82 Sq M / 1871 Sq Ft.

Lower Ground Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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