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Offers Over

£335,000

9 Cobden Terrace

Haymarket | Edinburgh | EH11 2BJ

A superb opportunity has arisen to purchase this impressive three bedroom double upper colony villa quietly situated within the heart of the vibrant Haymarket area of the city. Boasting a private garden whilst being positioned within walking distance of Haymarket Rail & Tram Stations and the fashionable West End of Edinburgh, the property will suit a variety of purchasers including professionals.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Zoned Parking
-  Private Garden
-  EPC Rating – D
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; inviting entrance vestibule, hallway with useful storage and WC, bright and airy reception/dining room with wood burner and fitted cupboard, open plan fitted kitchen with appliances and granite worktop, bay windowed principal double bedroom with fitted cupboards/storage, well proportioned second double bedroom, single third bedroom and contemporary shower room. Further benefits include gas central heating (new boiler installed 2023), attic space and a mixture of single and double glazing throughout.



Extras

All fitted floor coverings and shutters will be included in the sale together with gas hob, oven, fridge and washing machine.

Gardens & Parking

There is a well-kept south-east facing private garden to the front, offering the perfect haven for outside dining and relaxing. There is also a storage cupboard in the garden to store bikes and garden tools. For the car user there is permit/meter parking within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





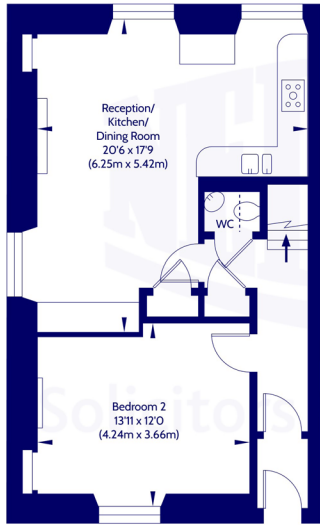
Location

Haymarket is located within the fashionable West End of Edinburgh City Centre. The area is well served by a wealth of amenities with a wide range of shops, supermarkets, cafes, delis, takeaways, pubs and restaurants. The city centre, tourist attractions and the up-and-coming Haymarket Development are all within walking distance. Renowned as one of the City's cultural centres, it boasts many arts venues and theatres. It's a bustling area for entertainment and socialising. The nearby Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. The proximity of Haymarket station and the new tramline offer quick and easy commutes to the City Centre, Edinburgh Airport and beyond. The area is also very well served by day and night buses.

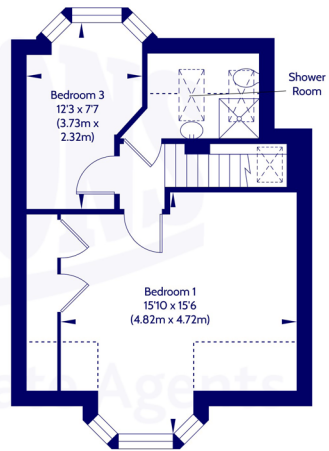




Approx. Gross Internal Floor Area 86 Sq M / 924 Sq Ft.



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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