



Solicitors & Estate Agents









Offers Over
£299,995

3B (2F) West Maitland Street

Haymarket | Edinburgh | EH12 5DS

A fantastic opportunity has arisen to purchase this impressive, well proportioned two bedroom second floor flat, situated within the heart of Haymarket, perfectly placed to enjoy the energy and convenience of city centre living.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – E
-  Council Tax Band - D



Description

The accommodation, which is presented in move-in condition, would undoubtedly appeal to first time buyers, professionals or investors and in brief comprises; secure entry system, welcoming entrance hallway with a useful utility and large storage cupboard, light and airy reception room, semi-open plan spacious fitted kitchen with dining area, two well proportioned double bedrooms and bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven and white goods.

Parking

Residents are able to obtain a permit to park on neighbouring streets from the City of Edinburgh Council.

Viewing

By appointment through Neilsons 0131 625 2222.





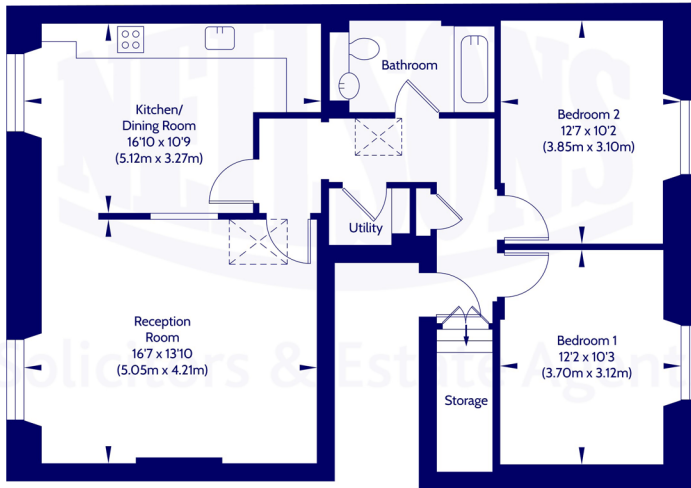
Location

Located in Edinburgh's vibrant West End, the Haymarket area is a highly sought-after neighbourhood offering exceptional connectivity and lifestyle. With trains, trams, and buses on the doorstep, it's perfectly positioned for effortless commuting and travel. The area boasts a superb selection of local restaurants, bars, and cafés, along with the newly developed Haymarket complex, home to premium offices, shops, and hotels. Just a short walk from the city's financial district and the retail heart of Princes Street, Haymarket combines convenience with cosmopolitan charm. Edinburgh itself is a world-class city, celebrated for its rich history, culture, and outstanding quality of life.



Approx. Gross Internal Floor Area 76 Sq M / 813 Sq Ft.

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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

