



Solicitors & Estate Agents










Offers Over

£370,000

19/1 Wester Coates Gardens

West End | Edinburgh | EH12 5LT

A bright and beautifully presented ground floor apartment forming part of an attractive purpose-built block, surrounded by meticulously kept communal grounds and benefiting from a single garage and residents parking.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garage and communal carport
-  Generous shared gardens
-  EPC rating – C
-  Council tax band – F



Description

This well-proportioned, easily maintained home has recently been freshly painted and re-carpeted and is in superb move-in condition throughout. Well suited to the downsizer or professional couple alike, the property is within comfortable walking distance of the city centre and there are frequent public transport services to the city and surrounding areas.

The accommodation is accessed via secure entry, with a lift to all floors, and briefly comprises: hallway with built-in storage cupboard, generously proportioned reception room which enjoys a sunny south facing aspect and a pleasant open outlook via a large bay window, versatile dining/home work space, stylish modern kitchen which has been fitted with a variety of contemporary base and wall mounted units, with coordinated worktops, splash back and an assortment of integrated appliances, two good sized west facing double bedrooms both with storage, and wet room with modern two piece white suite, mirrored cabinet and mains shower.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All floor coverings, light fittings, white goods and integrated appliances will be included.

Gardens, Parking and Garage

The property is bordered by extensive regularly maintained communal gardens, comprising areas of lawn, well stocked planted beds and paved seating spaces. Carports are available on a first come first served basis and the property benefits from a good-sized single garage, providing excellent overspill storage/secure parking.

Factor

The development is managed by Taylor and Martin who handle the upkeep of the grounds, lift maintenance, and buildings insurance. This is currently billed quarterly at approximately £425 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

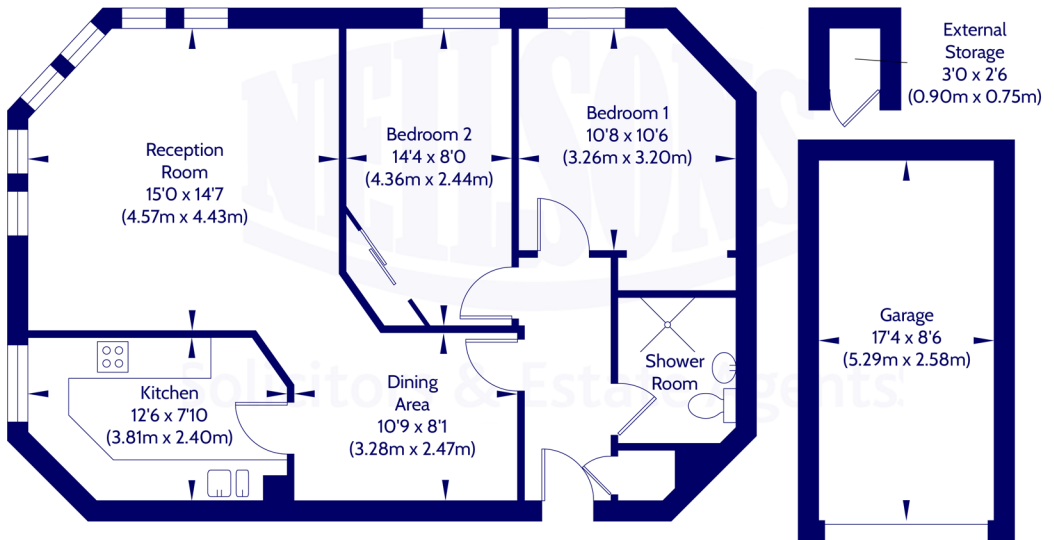
The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a M&S Foodhall at Haymarket along with a Tesco Express and Co-operative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also nearby. Haymarket rail station and tram stop are within walking distance and regular public transport provides swift access in and around the city. By car the main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.





Approx. Gross Internal Floor Area 70 Sq M / 750 Sq Ft.

Ground 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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