



25 Flat 3, Coates Gardens, Edinburgh, EH12 5LG

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Welcome to Coates Gardens, this delightful, elegant top floor apartment offers bright and spacious accommodation in true walk-in condition. The property forms part of a traditional terraced Victorian building, conveniently situated in an enviable location in the heart of Edinburgh's West End, close to an abundance of local amenities, within walking distance to Edinburgh's main attractions, ease of access to swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hall with useful storage facilities.
- Rear facing bright and spacious living room boasting twin windows, a feature fireplace with a gas fire inset.
- Dining kitchen offers fabulous entertaining space, front facing with a balcony. Equipped with a range of wall and base units along with integrated and free standing white goods.
- Double bedroom, front facing with ample space for free standing furniture.
- Rear facing double bedroom, hatch to attic storage.
- Modern shower room comprising WC, wash hand basin, corner shower cubicle.
- Gas central heating.
- Sash and case double glazed units.
- Permit and metered parking available.



Location

Located in the heart of Edinburgh's West End, Coates Gardens could hardly be more central or convenient, with all the city has to offer on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a M&S food outlet nearby, as are a range of cafes, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. The Usher Hall, Traverse and Lyceum Theatres, the Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services to many other parts of the city are close by and a tram stop at Haymarket provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is only minutes away.

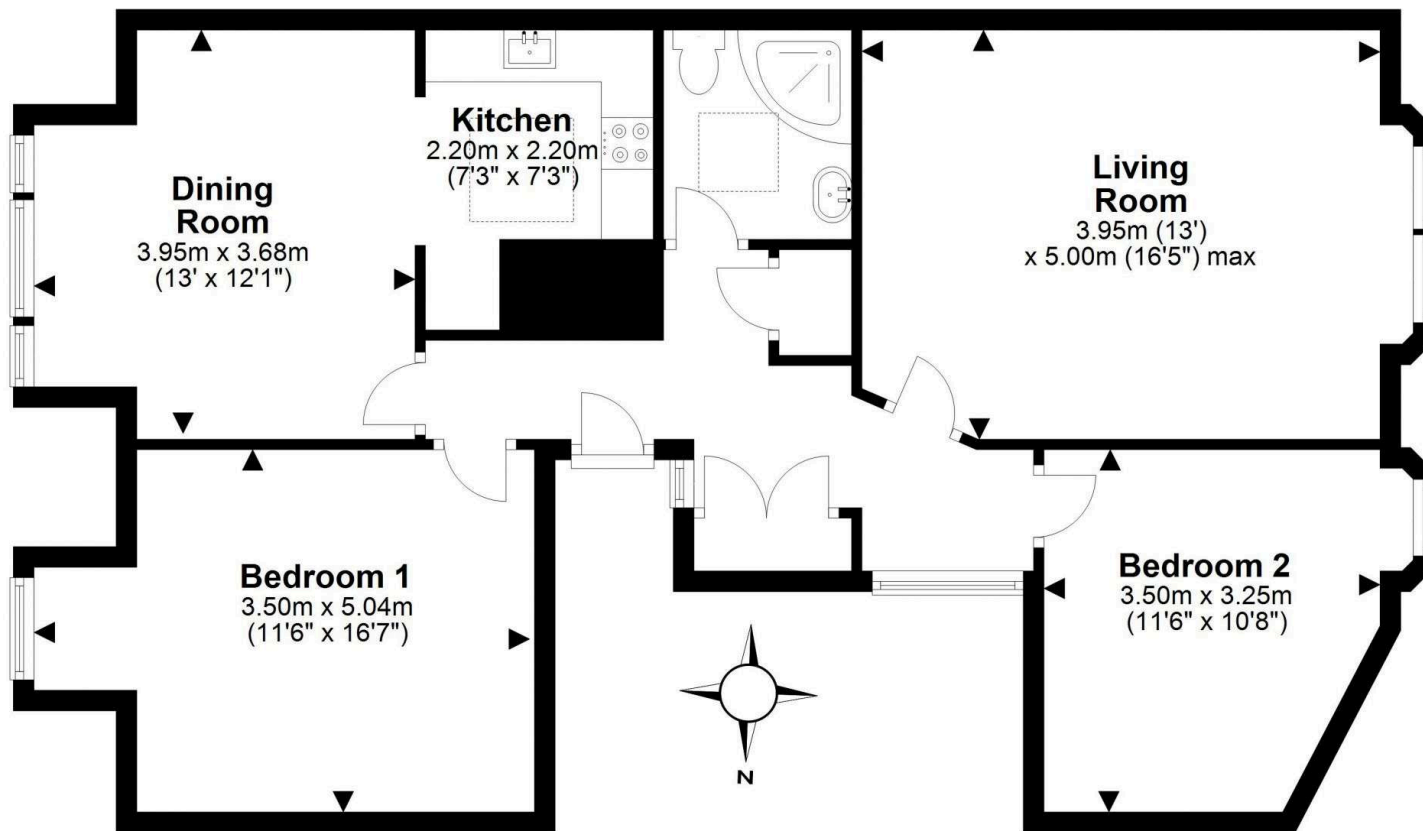
Extras

The white goods, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

