



Haymarket

1 West Stanhope Place
EH12 5HQ



Linked End Terraced House

FIXED PRICE £795,000

- Vestibule
- Hallway
- Spacious living room with bay window
- Kitchen
- 4 bedrooms (Master en-suite)
- Bathroom
- Private front and rear garden
- Gas central heating
- Traditional features
- Permit on street parking



Viewing - by appointment please call
Beveridge & Kellas on 0131 554 6321



Situated in the popular Haymarket district, this traditional Linked-end terraced house is ideally placed within walking distance to a wide selection of fashionable shops, bars and restaurants. The area offers excellent transport links including the nearby Haymarket train station and tram stop, as well as a regular bus service to the city centre and surrounding areas, including the 100 route which takes you straight to Edinburgh International Airport. A selection of supermarkets can be found within easy reach along with local shops for everyday needs. Nearby recreational facilities include Murrayfield Stadium, and Roseburn Park.

The property opens to an entrance vestibule with ornate tiles and leads into the hallway which features an Edinburgh press shelf, two deep storage cupboards, and stairs to the upper level. Accessed from the hallway, the bright front facing living room enjoys traditional features including a large bay window allowing lots of natural light into the room, beautiful ornate cornice, Edinburgh press, fireplace within a large ornamental wooden surround, and a wooden floor. To the rear is the kitchen featuring base and wall units, tiled floor, integrated electric oven and gas hob, freestanding dishwasher, and gives access to the rear garden. To the front of the property is a utility room which has a sink unit, freestanding washing machine, freezer and additional base and wall units. There is a rear facing double bedroom or family room with two handy storage cupboards and gives access to the rear garden. Completing the downstairs accommodation is a WC/cloakroom found to the rear which includes a wash hand basin and partially tiled walls.

The stairs take you to the landing with a large skylight and gives access to the rooms on the upper floor. The impressive and spacious master bedroom is to the front with wooden floors, bay window, fitted wardrobe, Edinburgh press and an ensuite off. The ensuite has partially tiled walls with electric shower, WC, wash hand basin and heated towel rail. To the rear are two additional double bedrooms, one of which features a fireplace within a wooden surround and Edinburgh Press. Completing the accommodation is the family bathroom which has a roll top bath, WC and a wash hand basin.

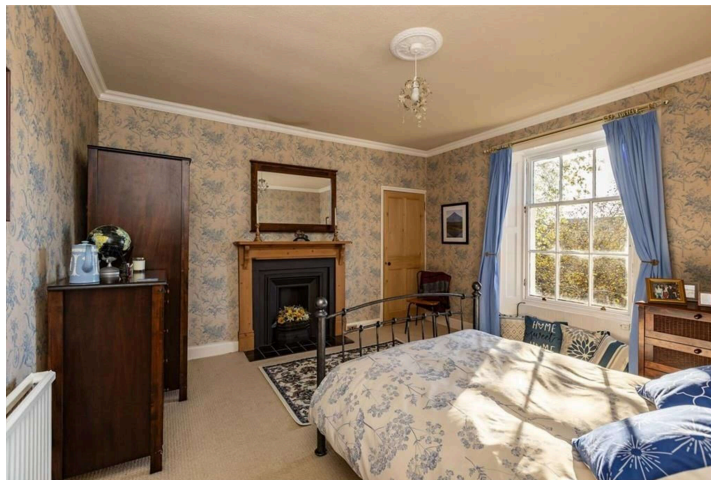
The property benefits from a well maintained enclosed rear garden with a lawn, and a patio area ideal for al fresco dining. There are also private gardens to the front. Additionally, the house enjoys permit on-street parking, gas central heating, and private attic space.

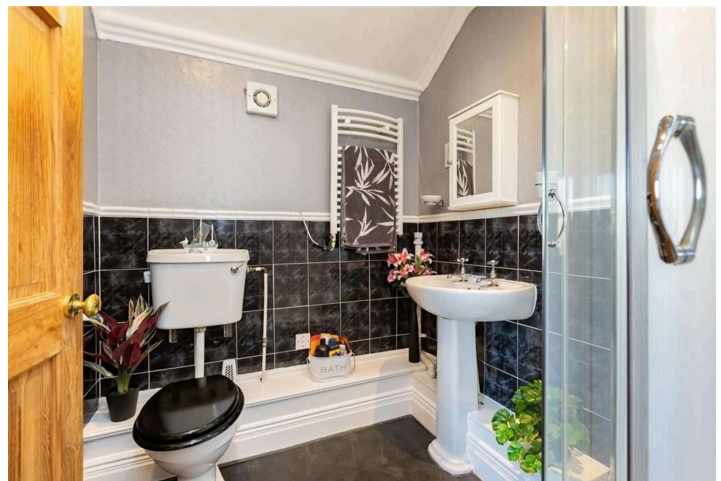
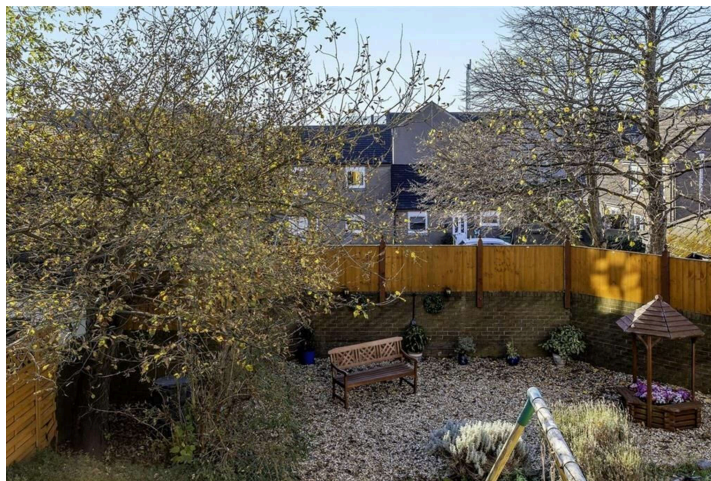
EXTRAS

To include all aforementioned white goods, curtains, blinds, light fittings and garden sheds (no warranties will be given).

OFFERS

A Fixed Price of £795,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

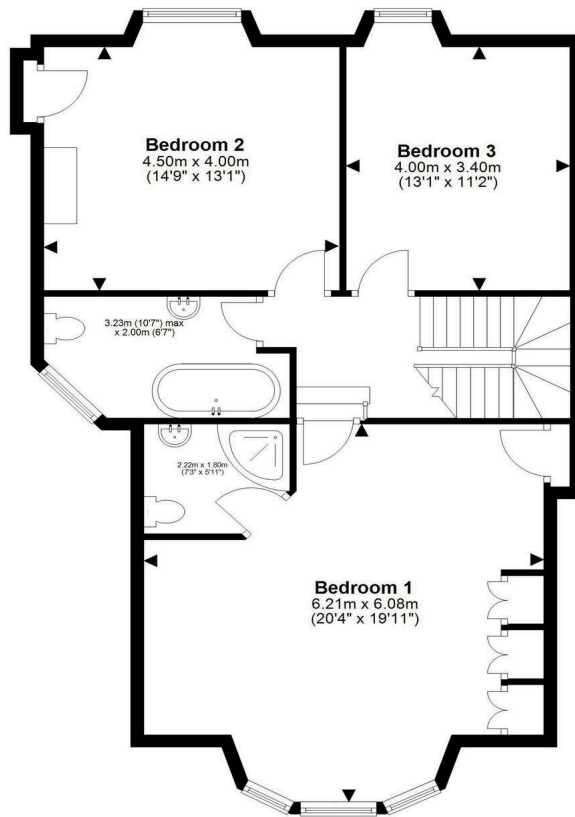






Ground Floor

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.



First Floor

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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