

**Torphichen Street
West End
EH3**



An impressive main door ground floor flat with off street parking for 2 cars.

Description

This beautiful three bedroom ground floor flat is approached at ground floor level from Torphichen Street or at the rear, via Atholl Crescent Lane. The vestibule opens into the entrance hall where the sense of space is immediately apparent. The perfectly proportioned sitting room is set to the front of the house alongside bedroom two. The modern kitchen is set to the rear and features good quality fixtures and fittings, with plenty of space to dine. A door leads to the rear vestibule which provides direct access to the patio area and parking. The principal en suite bedroom with walk-in wardrobe, bedroom three and the perfect nursery/home office are also set to the rear of the property. Completing the accommodation is the bathroom with bath and overhead shower, a useful utility room and a boarded, attic space found above. Outside, the property benefits from off street parking and a patio area.





Key features:

- Central, popular location
- Main door, ground floor position
- Front and rear access
- Off street parking for 2 cars
- Small rear patio area
- Excellent period proportions
- Modern kitchen and bath/shower rooms
- Double glazed sash and case windows and working shutters
- Feature fireplaces
- Plenitude of storage including a boarded attic space

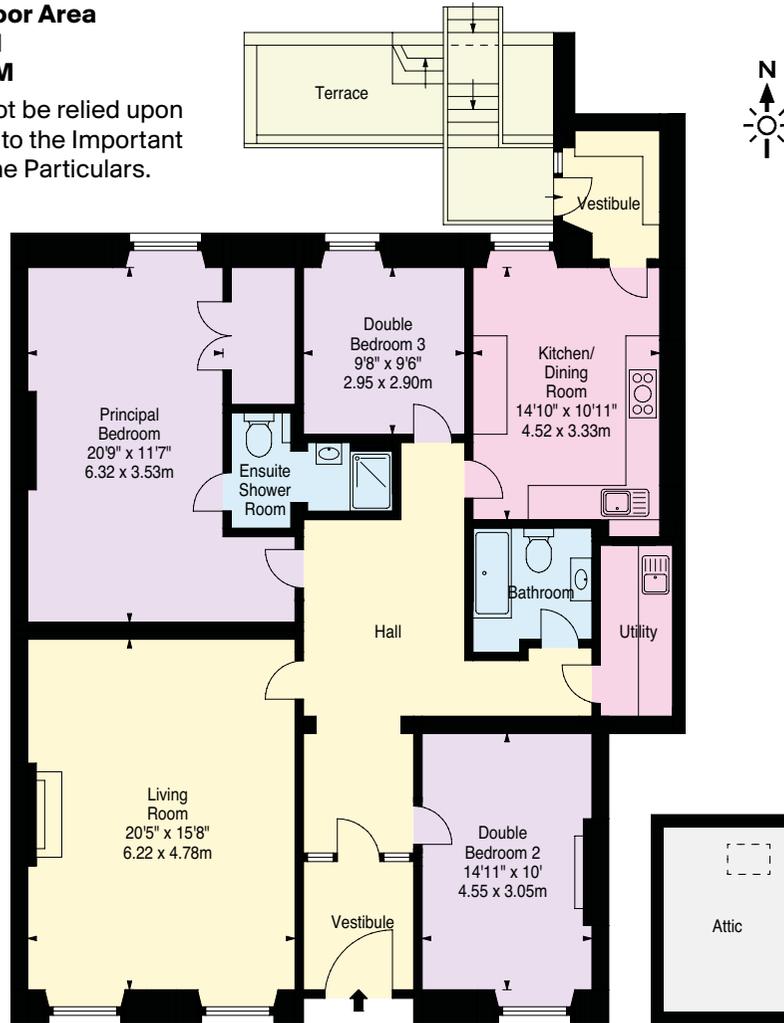
Location

Torphichen Street is a handsome Victorian terrace set within Edinburgh's prestigious West End. The property is a stone's throw from the bustling transport hub of Haymarket Station, offering rail, tram and bus links to the city, airport and UK-wide. With a glorious array of Victorian streets, the West End is one of the city's best loved areas, within walking distance of Edinburgh's historic Princes Street and the city's world class attractions. Marks & Spencer and many award-winning restaurants, bars, major retailers and stylish boutiques are also available. This ideal location will be further enhanced by the 'Haymarket Edinburgh' development of hotel, office, retail and leisure space which can be found nearby. The National Gallery of Modern Art with its excellent cafes is also a short walk away; likewise the charming Water of Leith Walkway.



Approximate Gross Internal Floor Area
1584 Sq Ft - 147.15 Sq M
Attic: 78 Sq Ft - 7.25 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

Council Tax

Band E

Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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