



# 29/3 Buckingham Terrace

Edinburgh

EH4 3AE





# 29/3 Buckingham Terrace Edinburgh

29/3 Buckingham Terrace is currently presented as a 5 bedroom HMO property offering spacious, well-appointed and bright accommodation arranged over 2 floors. The property has significant potential to be re-instated as a fabulous family apartment and benefits from an attractive leafy outlook to the front and views to Edinburgh Castle to the rear, working shutters throughout and beautiful cornice work in the principal rooms.

The current layout is accessed from the 2nd floor to a welcoming hallway, bright and generously proportioned living room with feature fireplace, large double bedroom, generous and bright principle bedroom to the rear, well-appointed kitchen, and the shower room completes the 2nd floor accommodation. Stairs lead up to the 3rd floor where there are 3 further double bedrooms, living/dining room with kitchenette off and the bathroom completes the accommodation.

 5  2  2 **EPC**  
E

## Property Features

183m<sup>2</sup>

Desirable Location

Beautifully Presented

Flexible Accommodation

Period Features

HMO Compliant











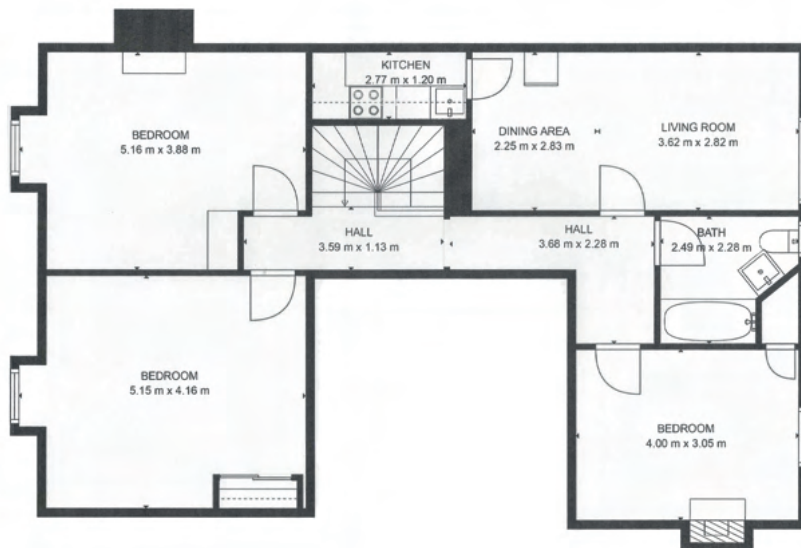




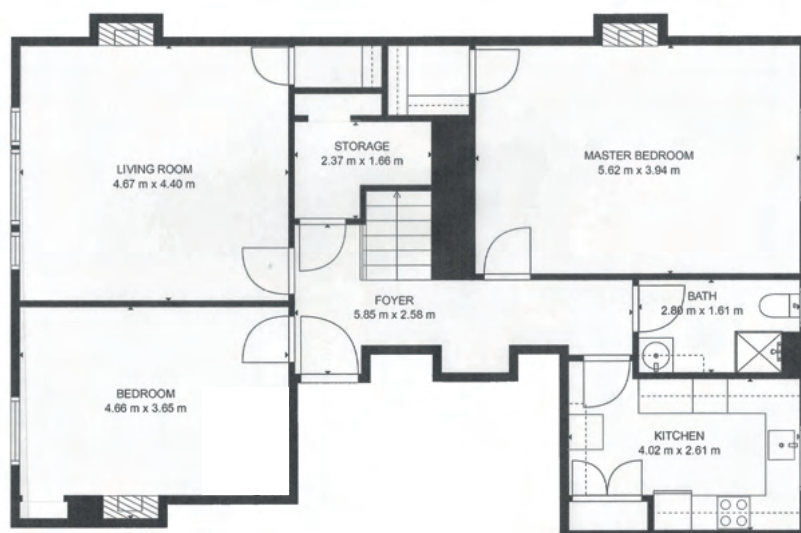








FLOOR 2



FLOOR 1

**TOTAL: 183 m<sup>2</sup>**  
FLOOR 1: 94 m<sup>2</sup>, FLOOR 2: 89 m<sup>2</sup>

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 speciality 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. 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 within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Access can be gained to the beautiful Belgrave and delightful Dean Gardens on application and for an annual fee.



**Find out more**

**0131 226 7733**

**sales@ieroproperty.com**

**61A Queen Street, Edinburgh, EH2 4NA**

### Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed –sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.