



3 Douglas Terrace  
HAYMARKET | EDINBURGH | EH11 2BS

  
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Well presented and rarely available lower traditional villa forming part of a stone-built colonies terrace with private garden, enjoying a secluded position in a superb central location, convenient for local amenities. This bright and spacious property offers comfortable and well-planned accommodation throughout. The living/dining room includes a wood burning stove with restored antique pine surround, deep skirting boards and working shutters. The bedroom is well-proportioned and there is a modern fitted shower room with vanity sink unit, and a breakfasting size kitchen with Belfast sink and integrated appliances. The property benefits from sash and case windows, smart electric heating, and externally the lovely front garden with patio area and shed has been well maintained.

- Entrance vestibule
- Welcoming entrance hallway with storage
- Living/dining room with wood burning stove and feature surround
- Modern breakfasting kitchen with Belfast sink and integrated appliances
- Spacious double bedroom
- Shower room with vanity sink unit
- Fantastic storage options
- Working shutters on all windows
- Sash and case glazing
- Original wooden floors in hallway, livingroom and bedroom, with recently treated underfloor beams guaranteed for 7 years.
- Recently installed Haverland smart electric heating system with wifi controls
- Interlinked smoke detectors and external PIR lighting
- Underfloor insulation in bedroom
- Cellar offering additional storage
- Lovely front garden with large patio area, shed, wild flowers and fruit trees
- Residents zoned permit parking
- EPC rating Band E

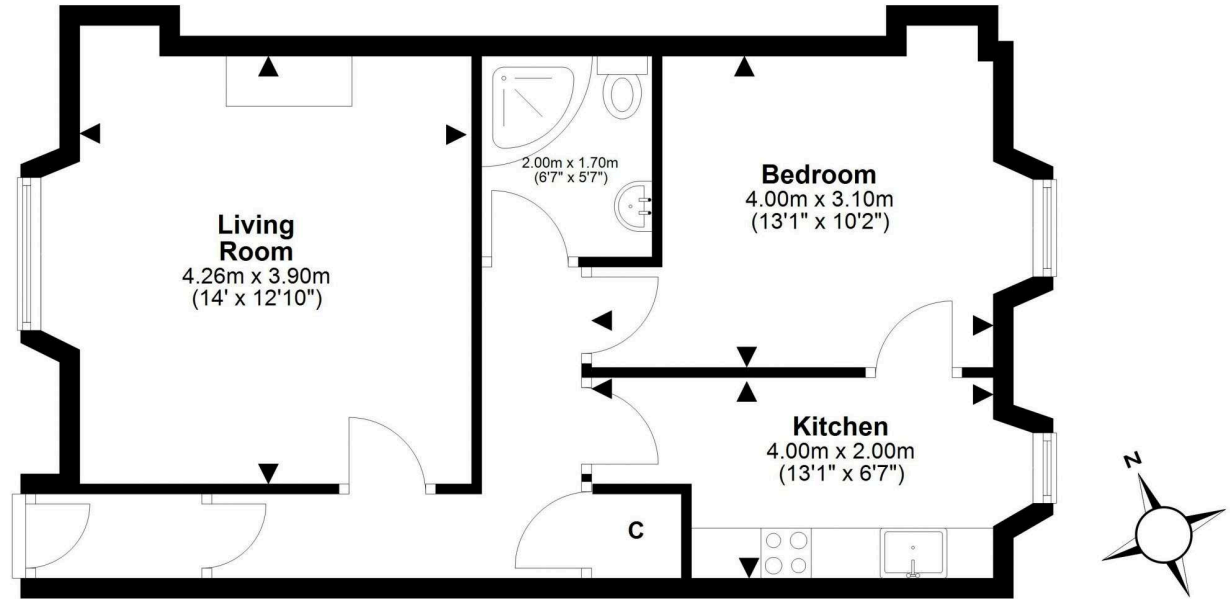
Extras: the fridge/freezer, dishwasher and washing machine will be included. The sofa, sofa-bed, double bed including mattress, dining table and 3 chairs and chest of drawers are available by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Haymarket is a popular residential area to the west of the city centre within walking distance of the West End's retail and commercial centre and the city centre. Haymarket has undergone significant redevelopment and offers a superb range of local shops, cafes and deli's. There are excellent recreational facilities nearby including; the Union Canal walkway and cycle path at Edinburgh Quay; and also the Fountain Park Leisure Complex at Fountainbridge whilst the area will soon benefit from the new 'Qmile' development which is set to feature exciting retail and leisure space. There are great transport links with Haymarket rail station being perfect for commuters and the benefit of the tram link into the city centre and to Edinburgh International Airport, there are also numerous buses that provide swift access in an around the City. By car main roads heading west connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.





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.