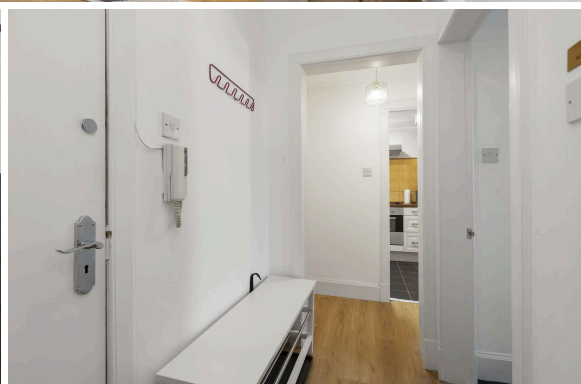




21/6 Torphichen Place
HAYMARKET | EDINBURGH | EH3 8DY


warner's
solicitors & estate agents



21/6 Torphichen Place

HAYMARKET | EDINBURGH | EH3 8DY

Well-presented second floor flat, forming part of a traditional tenement building located in the highly desirable Haymarket area, within walking distance of the West End's retail and commercial centre and the city centre, making the property an ideal purchase for a first time buyer, investor or professional individual.

Access to the apartment is via a secure communal area and all accommodation is off the hall, as well as a storage cupboard with a fridge/freezer. The bright and spacious living room has ample room for both relaxing and dining and boasts many pleasing traditional features such as the Edinburgh Press and Ornate Cornicing. The well-appointed fitted kitchen comes with a range of base and wall storage units and currently comprises a electric hob, oven and fan, microwave and washing machine. The well-proportioned bedroom has built in storage and completing the accommodation is the shower room with shower and a separate WC.

- Central location
- Welcoming reception hall with secure entry and storage
- Generously proportioned living room with traditional features
- Well-equipped fitted kitchen
- Well proportioned Bedroom with built in storage
- Shower room

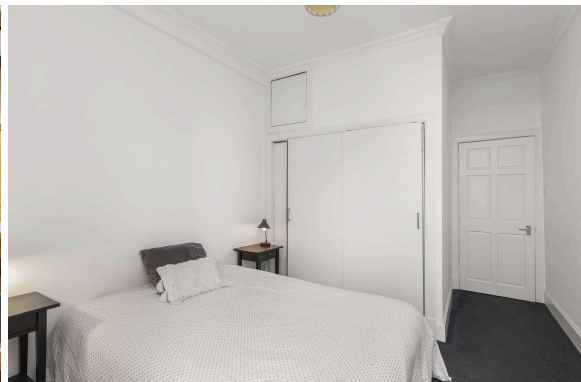
All fixtures, fittings, kitchen appliances and items of furniture will be included in the sale.

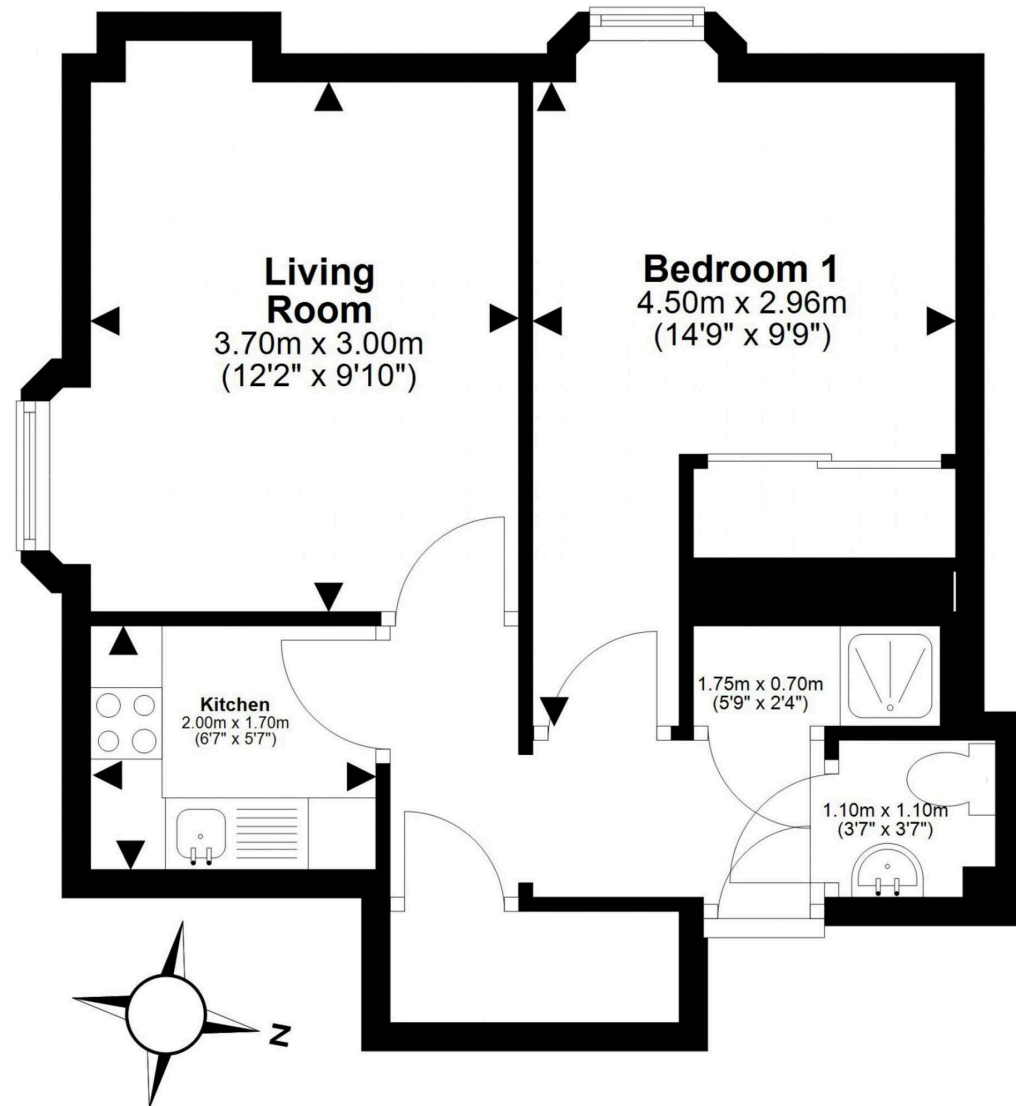
EPC Rating E.

PRICE & VIEWING: Please refer to our website, 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.