



15/2 Coates Gardens
HAYMARKET | EDINBURGH | EH12 5LG


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solicitors & estate agents



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Beautifully presented first floor flat forming part of a traditional building, situated in the sought-after area of Haymarket close to excellent local amenities and the City Centre.

This bright and well-proportioned property offers comfortable and well-planned accommodation in excellent condition with great storage throughout and is sure to appeal to a range of different buyers. The bay-windowed sitting room is particularly attractive complemented by decorative fireplace, traditional cornicing and spacious dining area. The modern kitchen has been upgraded to an excellent standard in recent years with marble work tops and includes gas hob, oven and fan, dishwasher, washing machine, wine rack, fridge/freezer, built-in microwave and boiler cupboard. There is a well-proportioned double bedroom with attractive twin windows and built-in storage and a modern shower room with walk-in double waterfall shower and a heated towel rail. The property also benefits from large box room currently used as a dressing room and has further attic storage. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Bright bay-windowed sitting room
- Modern fully fitted kitchen
- Well-proportioned double bedroom
- Versatile box room & excellent storage
- Modern shower room with waterfall shower
- Attic storage
- Excellent central location
- Gas central heating

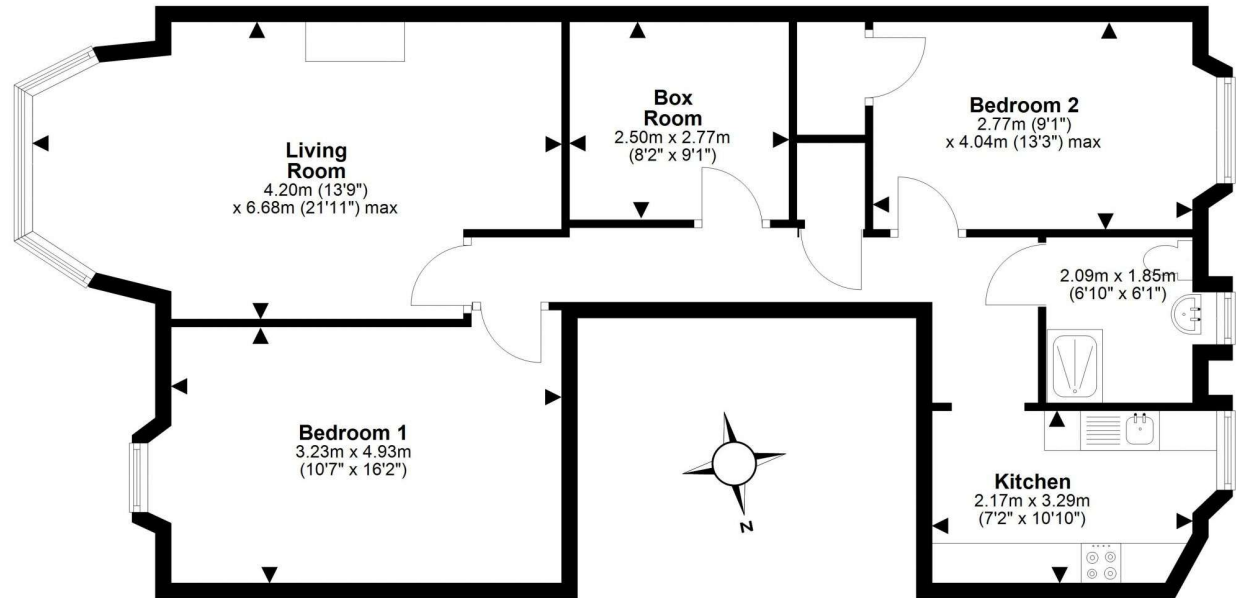
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Energy rating D, Council tax band E. There is no factor associated with this property.
Extras included in this sale will be the curtains, blinds, light fittings, microwave, oven, fridge, washing machine and dishwasher.
Built-in wardrobe from box room can also be included in this sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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