



13 Coates Gardens
HAYMARKET | EDINBURGH | EH12 5LG


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Spacious ground-floor and garden apartment offering an exclusive city home in Edinburgh's prestigious West End close to all city centre amenities.

This exceptional and highly sought after property forms part of a classically detailed B-listed Victorian house (1871-76) and offers the beauty of period architecture and fixtures. In need of a degree of modernisation throughout the property offers flexible accommodation to four bedrooms, spacious and bright living room, dining kitchen, formal dining room with access to the sun room – which in turn gives access to the sizeable private rear garden which is laid to lawn with mature shrubs and trees and has a handy gate to the woodland area beyond, private patio garden area to front as well as a handy lined store which could be utilised in a number of ways.

The property boasts stunning period features including ceiling and wall decor, decorative coving and ceiling roses, and original fireplaces and mantles, as well as the benefit of gas central heating. Viewing is an absolute necessity to fully appreciate the potential in this wonderful property.

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





- B-listed ground-floor and garden apartment
- Highly sought-after West End location
- Private main-door entrance
- Private front patio garden with lined store
- Entrance hallway with store
- Large bow windowed living/dining room with traditional fireplace
- Fitted dining kitchen
- Flexible to four bedrooms
- Sun room
- Shower room and WC
- Gas central heating
- Fantastic storage options including external store and cellar
- Private gardens to the front and rear
- Controlled permit parking (Zone 1)
- Gas central heating and sash windows

Energy Rating D

Council Tax band G.

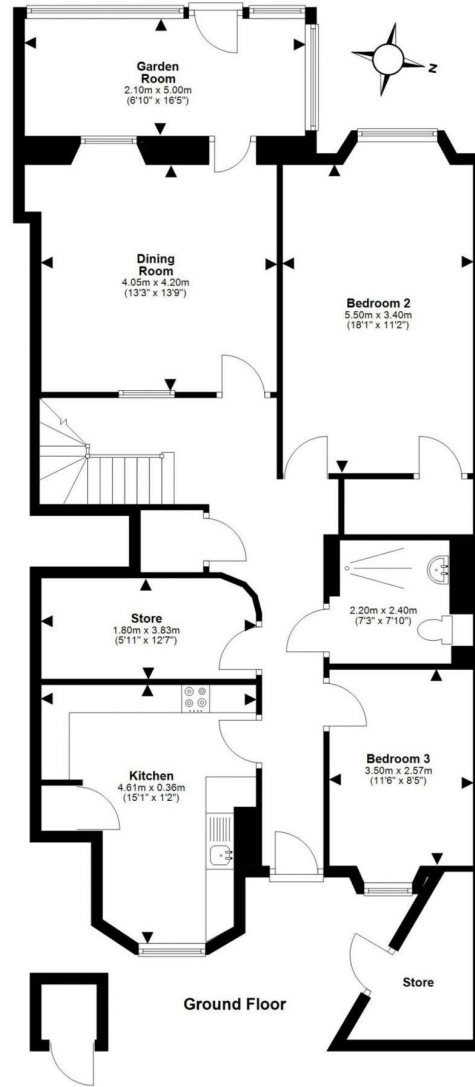
Fittings and fixtures will be included in the sale. Some items of furniture may be available.



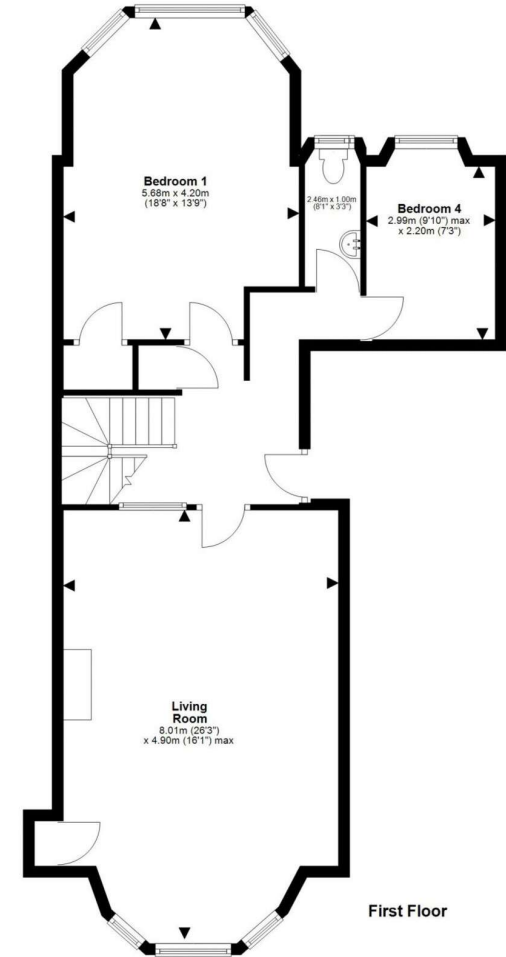
Haymarket is a popular residential area to the west of the city centre within walking distance of the West End's retail and commercial centre and the city centre. Haymarket has undergone significant redevelopment and offers a superb range of local shops, cafes and deli's. There are excellent recreational 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.







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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