

Blackadders



9A Torphichen Street  
Edinburgh EH3 8HX

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Offers Over  
**£399,950**

- Lounge/Diner

Separate Kitchen

2 Bedrooms (Master En suite)

Bathroom
- GCH

Private Garden

Courtyard Area

Two Outside Storage Units

City Centre Location

Viewing: By appointment through selling agent on 0131 202 1868

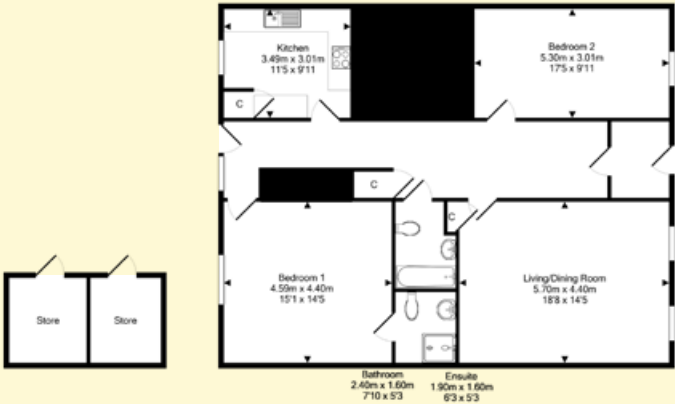
DESCRIPTION

A rare opportunity to purchase this garden apartment which is located in the city centre close to all it’s world class amenities and is also ideally placed for commuting.

The property is in good order throughout and without question one of the main selling features is the private garden to the rear. Externally there are two sizable storage cupboards/cellars.

LOCATION

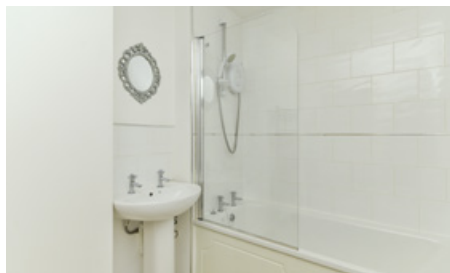
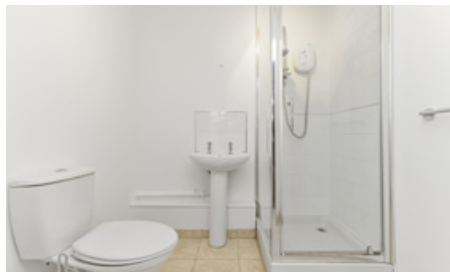
Located in the very heart of the city's West End, Torphichen Street could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet, a Sainsbury's and a Scotmid all within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city’s cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.



ACCOMMODATION  
(measurements are approx)

Lounge/Diner	18'8 x 14'5	5.70 x 4.40m
Kitchen	11'5 x 9'11	3.49 x 3.01m
Bedroom 1	15'1 x 14'5	4.59 x 4.40m
Ensuite	6'3 x 5'3	1.90 x 1.60m
Bedroom 2	17'5 x 9'11	5.30 x 3.01m
Bathroom	7'10 x 5'3	2.40 x 1.60m







## Blackadders



### ABERDEEN

37 Langstone Place  
Aberdeen  
AB11 6EN  
Tel: 01224 452750

### ARBROATH

129 High Street  
Arbroath  
DD11 1DP  
Tel: 01241 876620

### DUNDEE

30 & 34 Reform Street  
Dundee  
DD1 1RJ  
Tel: 01382 342222

### EDINBURGH

40 Torphichen Street  
Edinburgh  
EH3 8JB  
Tel: 0131 202 1868

### PERTH

77 George Street  
Perth  
PH1 5LB  
Tel: 01738 500600

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**DISCLAIMER.** Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.