

campbell
smith

5 Wester Coates
Gardens,
EDINBURGH,
EH12 5LT



- Fabulous period main door conversion
- Generous, versatile accommodation
- Prime residential area close to city centre & excellent amenities
- Lovely mature west facing private garden with extensive patio having a retractable awning
- Allocated off street private parking
- Entrance vestibule & impressive reception hall
- Superb sitting room with glass sliding doors
- Large dining room also having glass sliding doors
- Luxury bespoke breakfasting kitchen
- Utility room/Laundry
- 2 double bedrooms with stylish en suites
- 2 further double bedrooms
- Delightful family bathroom with separate shower
- Separate wc
- Fibre broadband hardwired through the property for consistency & speed
- Gas central heating
- Partial double glazing
- Cellarage

Offers Over : £1,400,000















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camsmith.co.uk



Extras

The kitchen white goods wardrobes and sheds are included. No warranty is given regarding the services, systems or any appliances



Buses

Wester Coates - 12, 26, 31, 100 Airlink, N18, N26, X39



Shops

Tesco Express - Roseburn Terrace & Haymarket Terrace



Schools

Roseburn PS, St Mary's RC PS, Craigmount HS, St Thomas of Aquin's RC HS. Ready access to Edinburgh's independent schools



Parking

Private allocated off street parking



Council Tax Band - H



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.