

COULTERS<sup>©</sup>

# 44/4 HAYMARKET TERRACE

HAYMARKET, EDINBURGH, EH12 5LA

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

44/4 Haymarket Terrace is a two bedroom second floor flat forming part of a traditional tenement building which is positioned in the heart of Haymarket and stone's throw away from fantastic amenities.

The property comprises of a large welcoming hall, bright and spacious sitting room with beautiful period features including cornicing and Edinburgh press and feature fireplace.

## KEY FEATURES



Beautifully presented second floor flat.



Two double bedrooms plus box room.



Within walking distance of The Water of Leith.



On street permit parking.

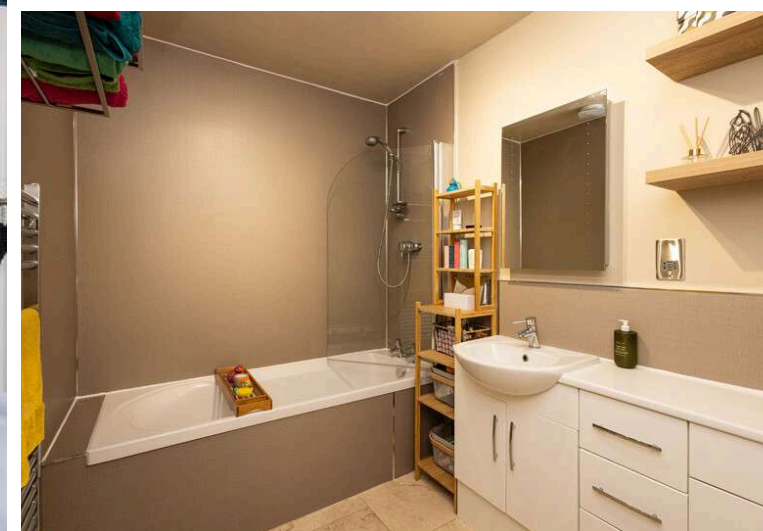


Close to the tram and train networks.



Independent retailers and cafes nearby.





The kitchen/dining room has a range of wall and floor mounted shaker style cabinets and integrated appliances including fridge freezer and extractor hood. The kitchen further benefits from a sizeable pantry and great dining space.

The two generous double bedrooms, a versatile box room/home office and three piece partially tiled bathroom with overhead shower and chrome heated towel rail complete the accommodation. The property further benefits from gas central heating, double glazing (excluding the kitchen), and secure door entry system.





## THE LOCAL AREA

Haymarket is located in the heart of Edinburgh's West End and is conveniently located close to the major shopping thoroughfares of Princes Street and George Street.

The area is a main hub for transportation links having both a train station and tram stop. This provides easy access to the west of the City including Hermiston Gate and the Airport.

A wide variety of popular shops, restaurants and bars can be found on Haymarket Terrace, Dalry Road and Morrison Street including The Jolly Botanist bar, Pomo Pizzeria and Twelve Triangles bakery. There is also a M&S Food within Haymarket station.

Dalry Swim Centre and Fountain Park are both within easy reach.

## EXTRAS

All curtains (excluding those in bedroom 2), light fittings, fitted flooring and kitchen appliances are included in the sale price.







SECOND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 963 SQ FT / 89 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.