



Offers Over

**£400,000**

## 18 2F Coates Gardens

West End | Edinburgh | EH12 5LB

A most appealing top floor flat forming part of a handsome B listed period house and enjoying a superb central location in Edinburgh's picturesque West End.

-  2 bedrooms
-  2 public room
-  1 bathroom
-  On-street permit parking
- Private balcony
-  EPC rating – C
-  Council tax band- E



## Description

Internally the property is well presented throughout and offers well-proportioned accommodation which is accessed via an impressive communal entrance and briefly comprises, hallway, comfortable reception room with carpeted floor, coving, focal fireplace and a private west facing balcony, well equipped dining kitchen which has been fitted with a variety of base and wall mounted units, with coordinated worktops, floor and splash tiling and a selection of built-in appliances, generously sized principal bedroom with excellent fixed storage and a pleasant open outlook, second spacious double bedroom with cornice and ceiling rose, and stylish contemporary shower room with high quality flooring, modern counter top sink, WC, mains shower enclosure and skylight.



## Extras

All fixtures, light fittings, floor coverings, white goods and integrated appliances will be included.

## Parking

On street permit parking is available on Coates Gardens and many of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

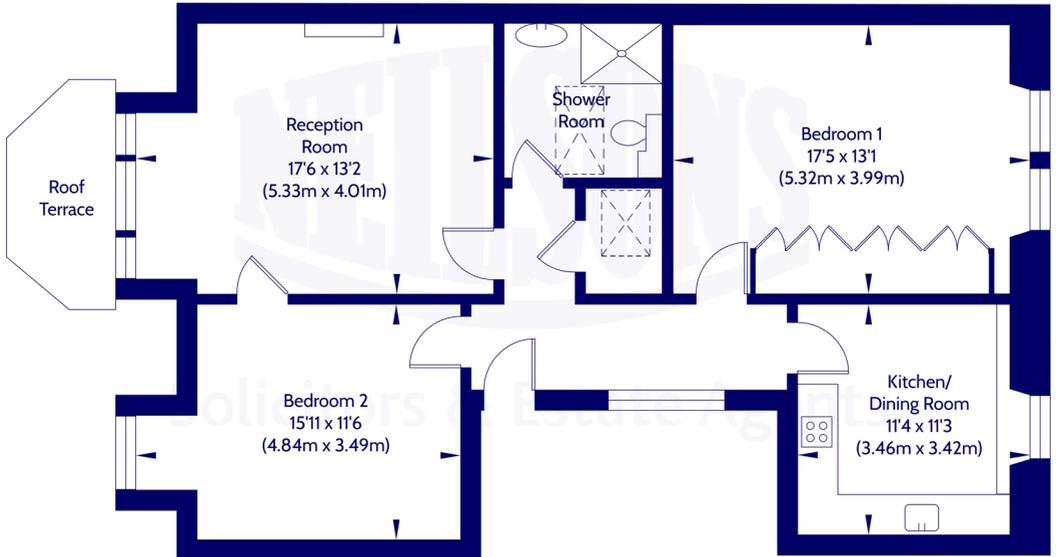
The West End of Edinburgh is a vibrant and affluent area known for its elegant architecture, cultural attractions, and upscale amenities. Princes Street, one of the main thoroughfares, runs along the southern edge of the West End and is famous for its high-end shopping and stunning views of the Edinburgh Castle. George Street, parallel to Princes Street, is another bustling hub with upscale boutiques, trendy restaurants, and chic bars. The West End is also home to several cultural institutions, including art galleries, theatres, and concert venues. The Usher Hall, a prominent concert hall, regularly hosts classical concerts and other performances. The Scottish National Gallery, located in the nearby Princes Street Gardens, showcases an impressive collection of fine art. In addition to its cultural and architectural appeal, the West End offers a variety of dining options, ranging from fine dining establishments to cozy cafes. The area exudes a sophisticated ambiance and is often frequented by locals and visitors alike seeking a taste of Edinburgh's refined lifestyle. There are an abundance of public transport options on the doorstep, including Haymarket rail and tram stop, with frequent links to Edinburgh Airport.





Approx. Gross Internal Floor Area 85.49 Sq M / 920 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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