

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

4/7 WESTER COATES ROAD

WESTER COATES, EDINBURGH
EH12 5LU



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VIEWINGS: BY APPOINTMENT
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Property Summary

Welcome to a one-bedroom (plus box room) second-floor flat which forms part of a sought-after development in prestigious Wester Coates, just a brief stroll from the capital's fashionable West End. Perfect for city professionals, couples, and first-time buyers, this home is brought to market in move-in condition, offering bright and airy interiors finished with light decoration throughout. It has great storage, a well-appointed kitchen, and also features a quality bathroom with a double-ended, P-shaped bath and overhead shower. Additionally, the box room provides the owner with a touch of versatility, whether used as an office or creatively to suit your needs. The property further benefits from a private garage - a rare and desirable feature in the city centre.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, double oven, fridge/freezer, and washing machine) to be included in the sale.

Factor: The development is factored by Charles White for approximately £1386 per annum. This cost covers the upkeep of communal areas, including the garden, and block buildings insurance.

Features

- A second-floor flat with neutral interiors
- Highly sought-after location in Wester Coates
- Welcoming entrance vestibule and central hall
- Bright and airy living/dining room with storage
- Fitted kitchen with integrated appliances
- Double bedroom with built-in mirrored wardrobe
- Versatile box room for storage or creative use
- Three-piece bathroom with an overhead shower
- Carefully maintained communal garden
- Private garage for secure off-street parking
- Gas central heating and double-glazed windows
- Home Report Value - £300,000



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*Fitted kitchen with integrated
appliances and three-piece
bathroom with an overhead shower*





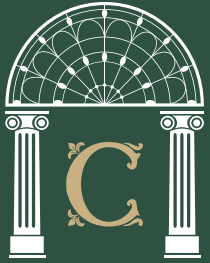


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“The box room provides the owner with a touch of versatility, whether used as an office or creatively to suit your needs”







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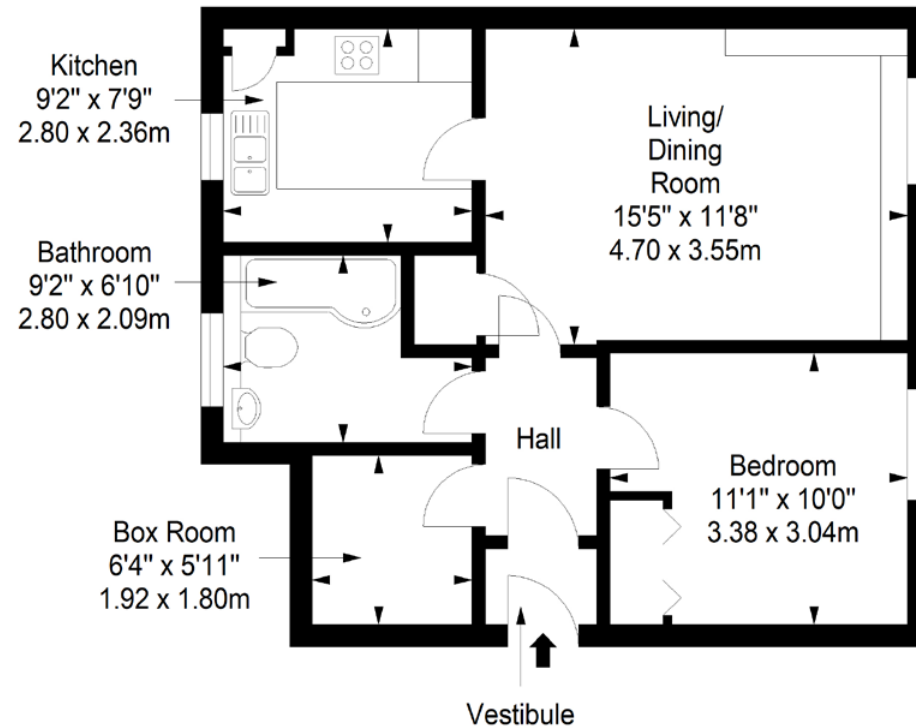


DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

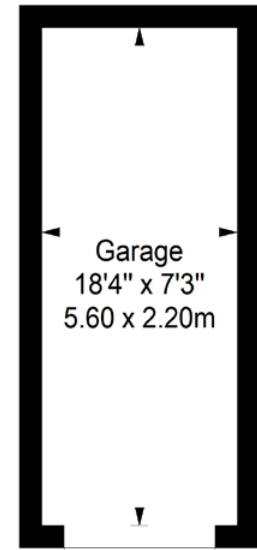
Second Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Garage

Approx. 12.3 sq. metres (132.4 sq. feet)



Total area: approx. 49.5 sq. metres (532.8 sq. feet)