

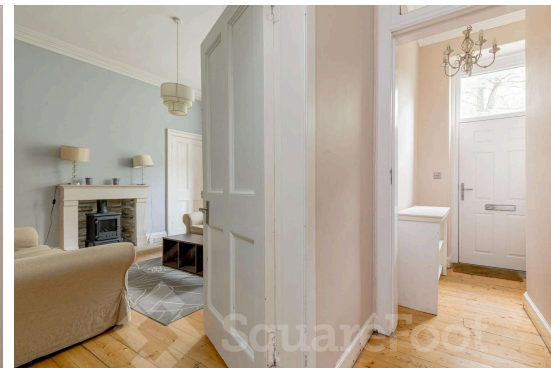
## 10 Richmond Terrace, Edinburgh EH11 2BY

Offers Over £255,000

- Charming one bed plus box main door flat
- Bay windowed lounge/diner with period features
- Well proportioned double bedroom
- Versatile box room
- Family bathroom with three piece suite and shower over bath
- Private front garden
- Gas central heating and double glazing

Council Tax Band: C

Tenure: Freehold



## 1 bed plus box maindoor Flat

10 Richmond Terrace is a superb one-bed plus box main-door flat, ideally situated in the highly sought-after and well-connected Haymarket area of Edinburgh. Set on a charming leafy cobbled street, the property enjoys a peaceful setting while remaining just a short walk from a range of independent cafés, shops, and local amenities. Excellent transport links are close at hand, with Haymarket Station and tram services providing easy access across the city and beyond, while Edinburgh city centre is also within easy walking distance.

The accommodation comprises a bright and welcoming entrance hallway, complete with a useful storage cupboard. A particular highlight of the home is the impressive bay-windowed lounge/dining room, which enjoys an abundance of natural light and features a traditional Edinburgh Press and an attractive decorative fireplace. Generously proportioned, this elegant space provides the perfect setting for both everyday living and entertaining guests.

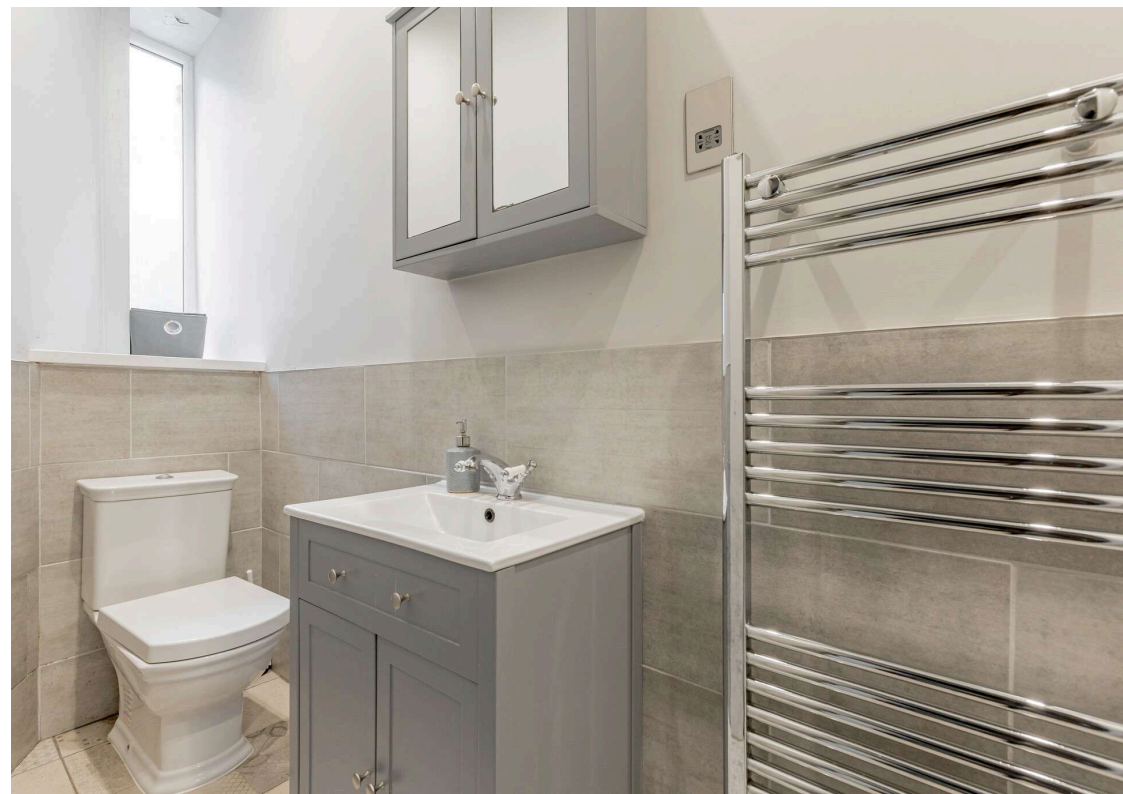
To the rear, the well-appointed kitchen is fitted with a range of floor and wall-mounted units, generous worktop space, and an electric oven and hob. Thoughtfully designed to combine practicality with style, the space offers an excellent environment for both everyday living and entertaining, with ample room for hosting family and friends while preparing meals with ease. Also positioned to the rear is a generously sized double bedroom, enjoying a quiet and private aspect. In addition, there is a versatile box room, ideal for use as a home office, dressing room, or occasional guest space. The accommodation is completed by luxurious bathroom fitted with a three-piece suite and mains shower over the bath. Externally, the property benefits from a private front garden, providing an attractive outdoor space, along with residents' permit parking available within the surrounding area. Please note no warranty given for systems.

Haymarket is a well-connected district located immediately west of Edinburgh city centre. The area is served by Haymarket Station, Edinburgh Trams, and numerous bus routes, providing convenient access throughout the city and beyond. The nearby A8 offers direct connections to Edinburgh Airport, the City Bypass, and Scotland's central motorway network. The area benefits from an excellent range of local amenities, including supermarkets, independent retailers, cafés, bars, and restaurants. Nearby Dalry offers a variety of independent shops, cafés, and local businesses, contributing to the area's vibrant community atmosphere. Edinburgh city centre's extensive shopping, cultural attractions, and business districts are also within easy walking distance.

Recreational facilities nearby include Fountain Park Leisure Complex, Dalry Swim Centre, and several public parks and green spaces, making the area an attractive and convenient place to live.

**Viewing By appointment 0131 337 1800**

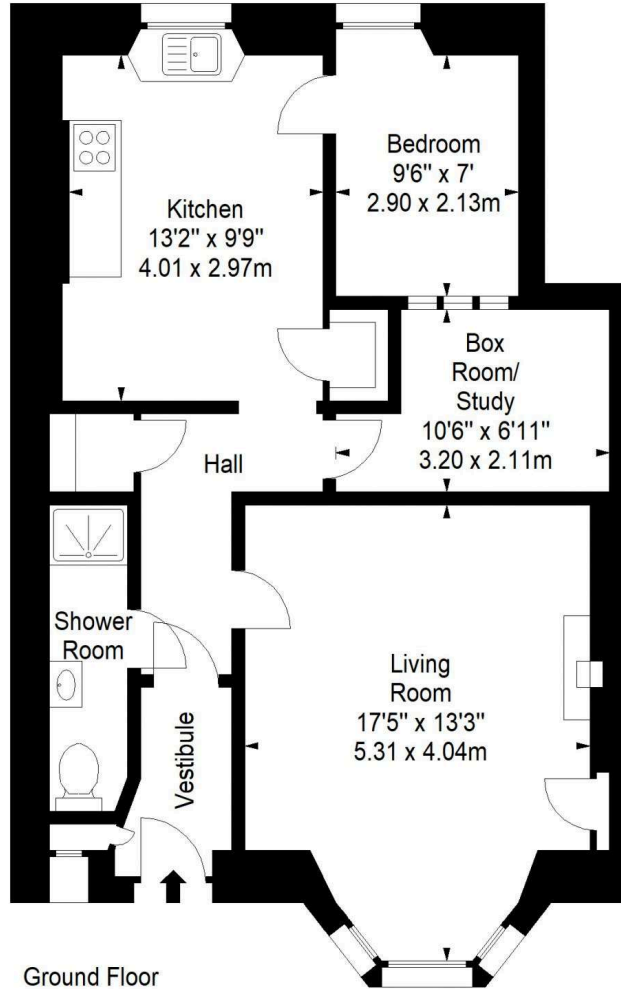




Richmond Terrace,  
Edinburgh,  
Midlothian, EH11 2BY



Approx. Gross Internal Area  
654 Sq Ft - 60.76 Sq M  
For identification only. Not to scale.  
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