



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

FLAT 2F1 41 COATES GARDENS

WEST END, EDINBURGH
EH12 5LF



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VIEWINGS: BY APPOINTMENT
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Property Summary

Occupying an enviable position in Edinburgh's prestigious West End, this two-bedroom first-floor apartment blends striking period grandeur with contemporary design. Magnificent proportions, original detailing, and an impressive open-plan living, dining and kitchen space create a truly memorable home, while a unique mezzanine principal bedroom with a raised sleeping platform and private balcony adds an individual architectural flourish. A generous second double bedroom, stylish four-piece bathroom, extensive storage, and outstanding city views complete the accommodation. Moments from Haymarket Station, the tram network, and the city centre, this is a distinctive city residence in one of Edinburgh's most sought-after addresses.

Extras: All fitted floor and window coverings and light fittings are included.

Features

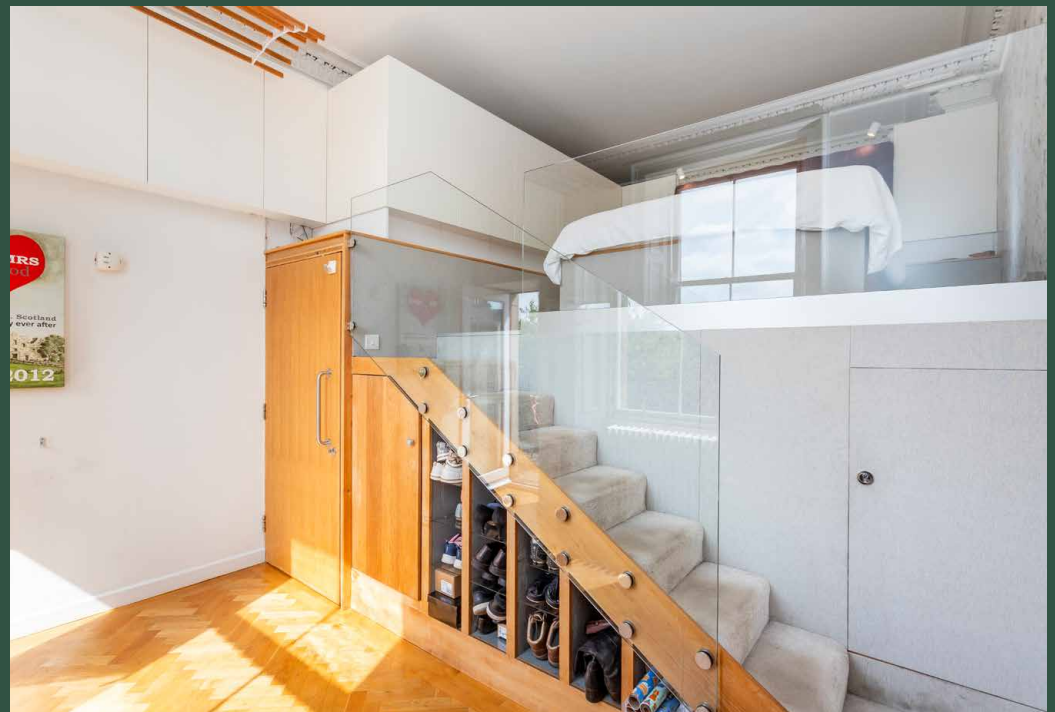
- First-floor apartment in Edinburgh's sought-after West End
- Excellent location close to transport links and the city centre
- Secure communal entrance with impressive period staircase
- Exceptional open-plan living and dining kitchen
- Magnificent period features
- Extensive bespoke storage throughout
- Contemporary kitchen with integrated appliances
- Unique mezzanine principal bedroom with private balcony
- Spacious second double bedroom with original fireplace
- Stylish four-piece bathroom with separate shower and bath
- Gas central heating
- Parking on surrounding streets regulated under Zone 1
- Home Report Value - £600,000





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*Contemporary kitchen with integrated
appliances and a
unique mezzanine principal bedroom
with private balcony*

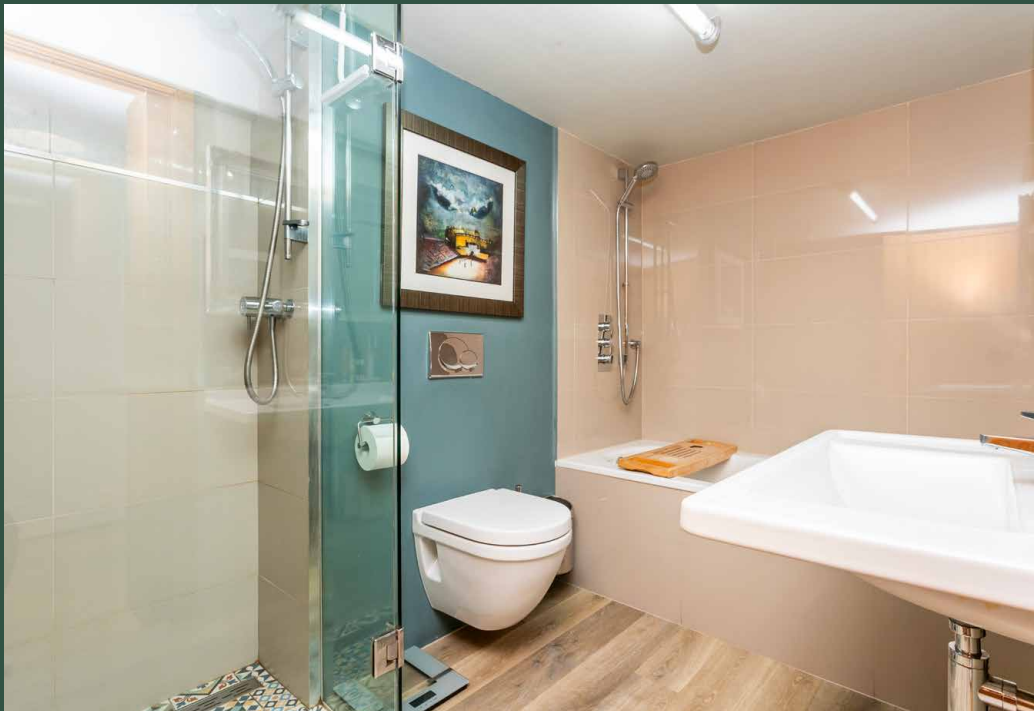




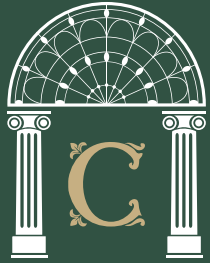


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Spacious second double bedroom with original fireplace and a stylish four-piece bathroom with separate shower and bath







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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.

