



30/2

Richmond Terrace  
Haymarket, Edinburgh  
EH11 2BY

FOR SALE

A TRULY DELIGHTFUL MODERN GROUND FLOOR APARTMENT, COMMANDING A TRANQUIL AND PRIVATE POSITION, OFFERING A PERFECT CITY CENTRE HOME.

## Features.

- 🏠 Entrance Hall
- 🏠 Living Room
- 🍳 Well planned fitted Kitchen
- 🏠 Double and single Bedrooms
- 🚿 Luxury shower room
- 🔥 Gas fired combination central heating
- 🏠 Double glazing
- 🔒 Entry phone security system
- 🚗 Allocated private car parking space



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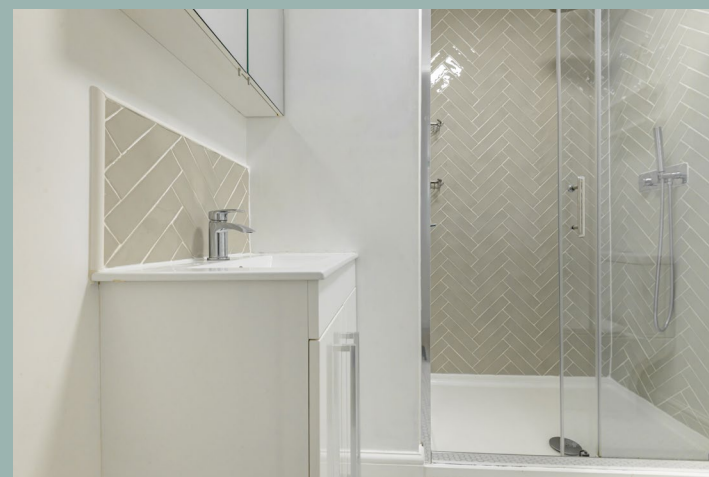
## Property Summary.

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The subjects comprise a ground floor apartment which forms part of a modern bespoke development within the prime Haymarket district of the city. Richmond Terrace is highly regarded for its quaint homes which command a particularly quiet and private aspect, yet have the benefit of the city's first class amenities all on hand.

Internally, the subjects have been maintained to an excellent specification throughout, with particular emphasis on the kitchen and showerroom which have been superbly designed and finished. There is an attractive livingroom to the rear with a double and single bedroom to the front. The single bedroom would also be ideal as a home office.

A gas fired combination central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy. An entryphone security system serves the mutual stairway with the added benefit of a residents' private car park to the rear.



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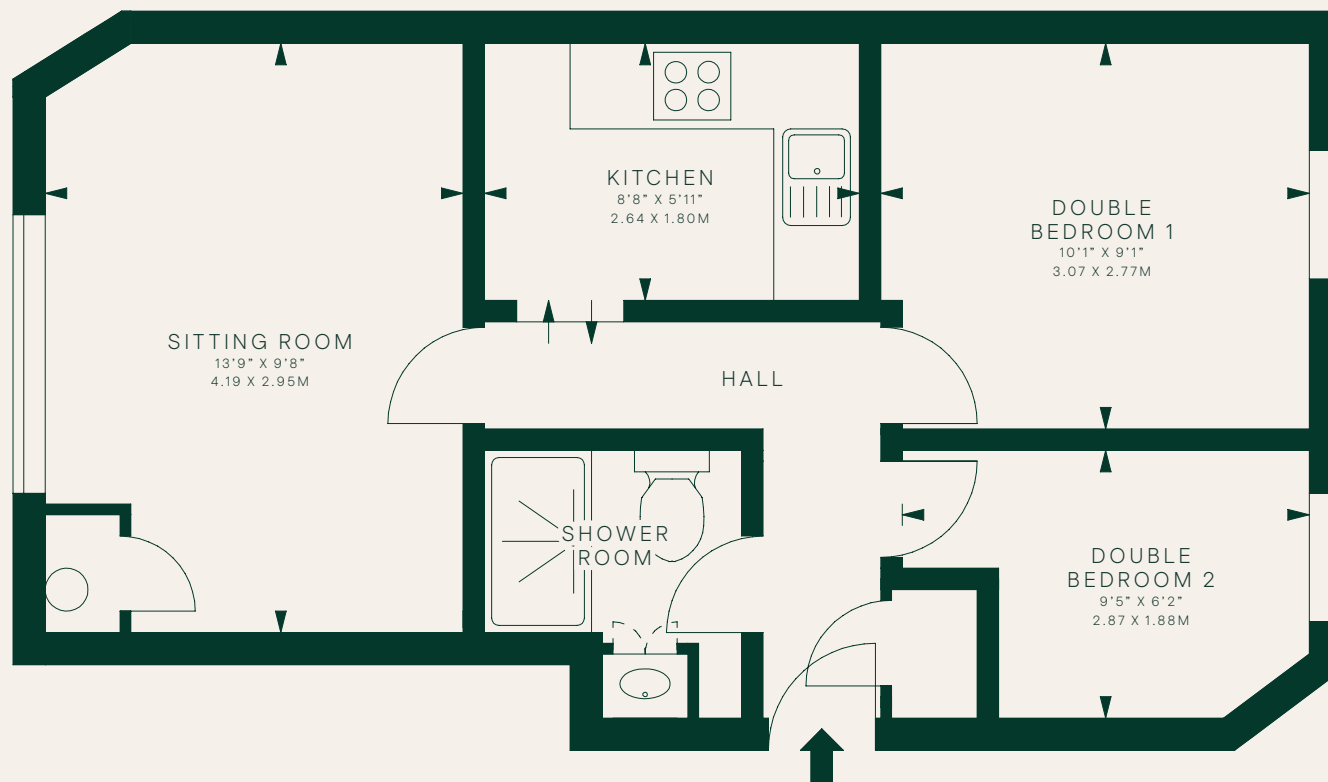
## Floor Plans.

For illustrative purposes | Not to scale

Approximate Gross internal Area: 436ft<sup>2</sup> / 40.50m<sup>2</sup>

COUNCIL TAX BAND | D

ENTRY | Negotiable



GROUND FLOOR



VIRTUALLY STAGED IMAGE

## Extras.

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All fitted carpets, blinds, the kitchen appliances, double wardrobe, settee and bed are to be included. Please note all appliances will be sold as seen with no warranty or guarantees as to their working condition or suitability for use.

## Parking.

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Private allocated car parking space within rear car park.

## Location.

Richmond Terrace, located off Dalry Road, comprises mainly of traditional Mews type dwellings which have proved to be popular with the residential purchaser due to its prime city centre location. A first class range of specialist shops are all located on hand, the main supermarket local stores. Haymarket Train station, the tram and bus network are literally on hand, ideal for commuters to and from Edinburgh Airport and the surrounding areas. The area has undergone a huge regeneration, with some of the city's main financial and business institutions within the immediate vicinity.

Access to all the main attractions, a huge variety of restaurants, bars, cinema, health clubs, shops and boutiques are all within comfortable walking distance.

## Contact.

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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. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

