



24/2 COATES GARDENS

WEST END, EDINBURGH, EH12 5LE



2



1



EPC
RATING



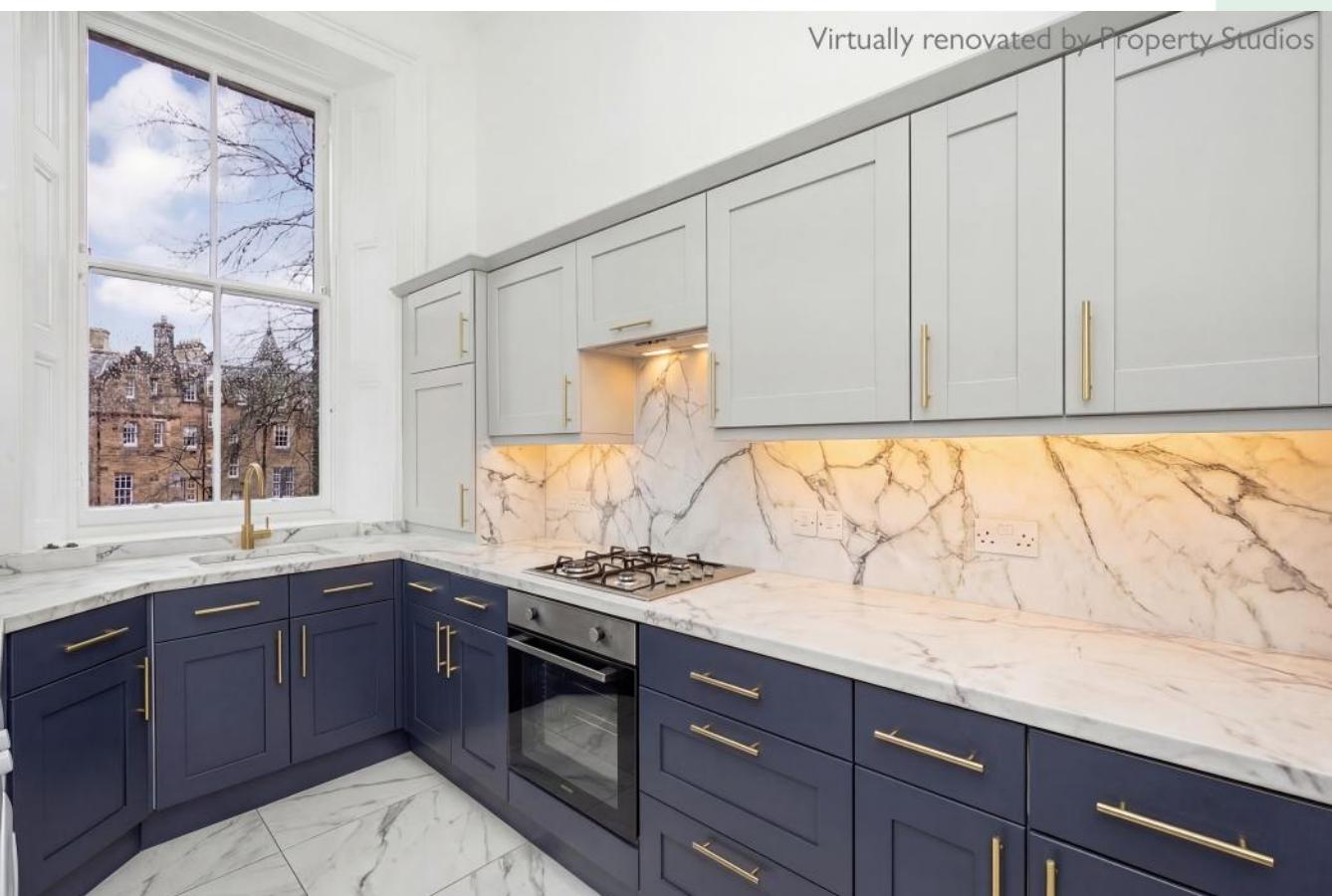
COUNCIL
TAX BAND



E



Virtually renovated by Property Studios



Enjoying a highly coveted West End address, just moments from Haymarket's rail and tram links, this wonderfully bright and spacious two-bedroom flat lies on the first floor of a listed Victorian townhouse within the historic New Town conservation area, part of the capital's UNESCO World Heritage Site. Ready for its new owners, the flat boasts elegant interiors with a tasteful muted colour palette, sympathetic fittings, characterful original features, and airy classical proportions, all illuminated by charming traditional windows. Scenic outdoor spaces, including the Water of Leith walkway and cycle path, are also just a short stroll away.

Communal stairs, accessed via a secure entry system, lead to the flat. On arrival, the ambience is immediately uplifting as you step into a spacious hall, offering walk-in storage and enhanced by herringbone timber flooring that flows seamlessly into the reception room. Providing a flexible, light-filled space for relaxation and dining, the bay-fronted reception room showcases beautiful period charm, including intricate cornicing, a picture rail, and a focal fireplace. Across the hall, the kitchen offers ample storage and workspace - complemented by an integrated oven and gas hob, alongside a freestanding washing machine and tall fridge freezer, with potential for contemporary restyling.

FEATURES

- Highly desirable city-centre location
- Within the New Town conservation area and UNESCO World Heritage Site
- First-floor flat in a B-listed Victorian townhouse
- Bright and spacious interiors with period charm
- Secure communal entrance
- Welcoming entrance hall with walk-in storage
- Bay-fronted living/dining room with ornamental fireplace
- Attractive traditional-style kitchen
- Two generous double bedrooms (one rear-facing with walk-in storage)
- Dual-aspect bathroom with rolltop bath and overhead shower
- Controlled on-street parking (Zone 1)
- Close to open green spaces, including the Water of Leith
- Gas central heating

Virtually staged by Property Studios





The two generous double bedrooms are both adorned with elegant decorative detailing. One features handsome herringbone flooring, while the other enjoys fitted carpeting, walk-in storage, and a peaceful rear-facing position. Completing the accommodation, the dual-aspect bathroom features a rolltop bath with an overhead shower and is flooded with natural light, including through an enchanting circular window. The property further benefits from gas central heating.

Externally, controlled on-street parking is available under Zone 1, prioritising residents in this prime city-centre location.

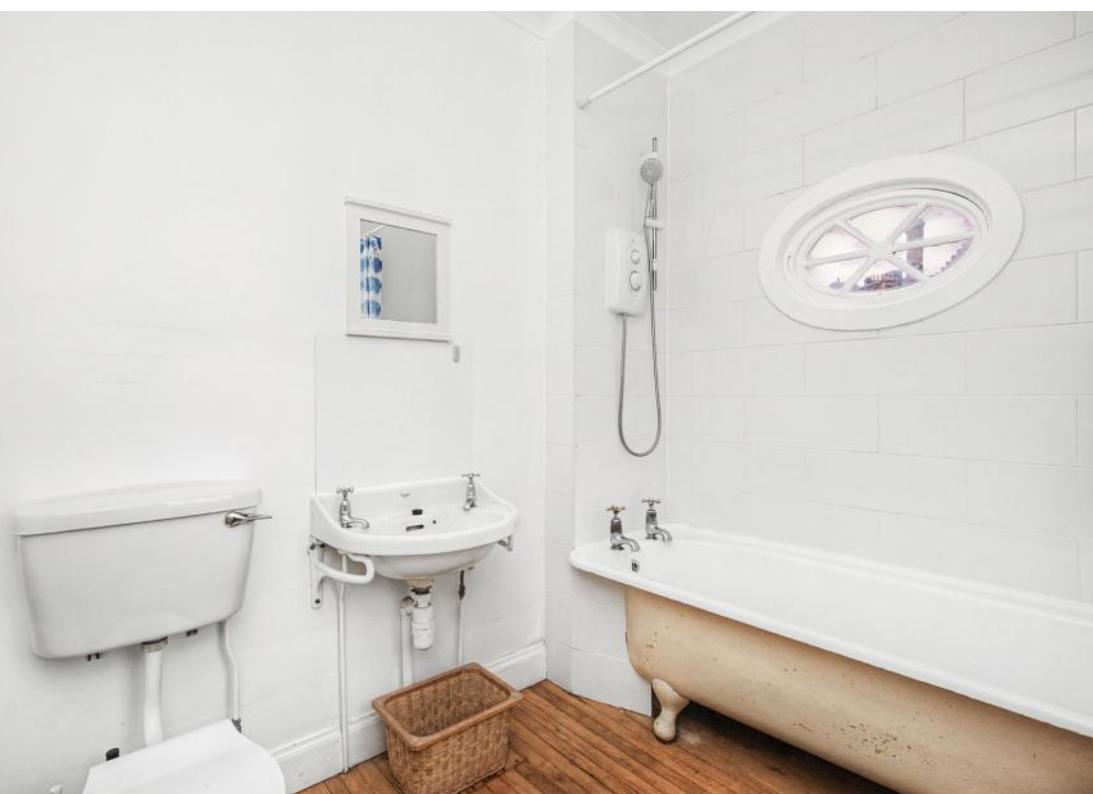
Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances.

Please note: Some rooms have been virtually staged from actual photographs.



Virtually staged by Property Studios





West End, Edinburgh

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

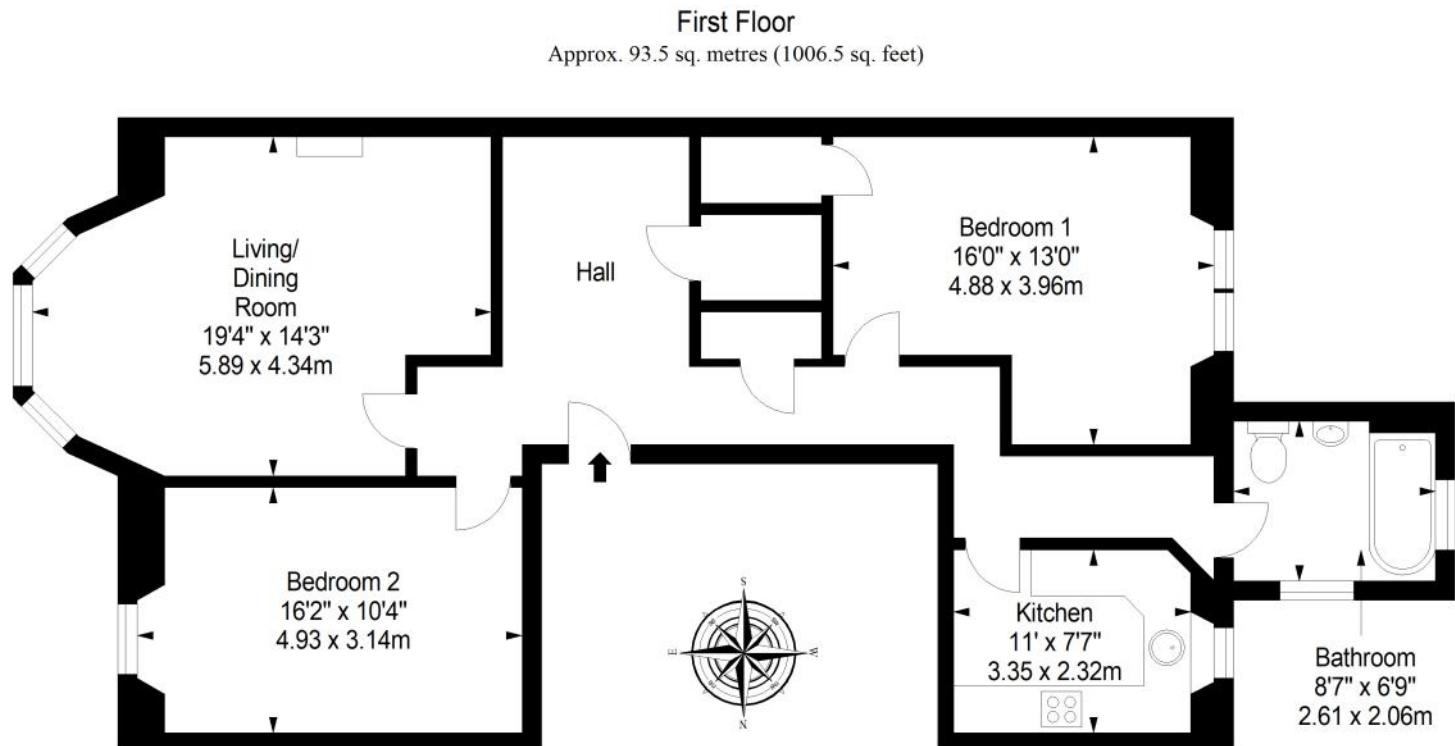
éspc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)