



21 (1F) Coates Gardens
HAYMARKET | WEST END | EDINBURGH | EH12 5LG



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Superb sized and attractively presented drawing room conversion of a B-listed Victorian townhouse, occupying a prime position in a wide cobbled street within easy walking distance of Haymarket Station, trams and the fabulous West End amenities.

Viewing is highly recommended to appreciate this most appealing home, where high ceilings and tall windows ensure a great feeling of light and space, and to enjoy the fine period features which have been retained.

Living space

- Classically proportioned drawing room boasting lots of natural light filtering in through the large bay window with panelled surround, decorative ceiling cornice and a fireplace fitted with living flame gas fire
- Fitted kitchen providing a range of storage units and worktop space
- Principal double bedroom with twin windows fitted with working shutters allowing a pleasant leafy outlook to rear and showcasing a feature fireplace
- Double bedroom 2 or dining room/home office lying off the drawing room
- Bathroom with mixer shower
- Entrance hallway

Features

- Lovely sanded wood flooring
- Gas central heating
- Excellent storage provided within each bedroom and off the hall
- Grand shared entrance stairway with wrought iron balustrade and wooden handrail
- Residents permit parking on street
- Bus and tram links right at the end of the road

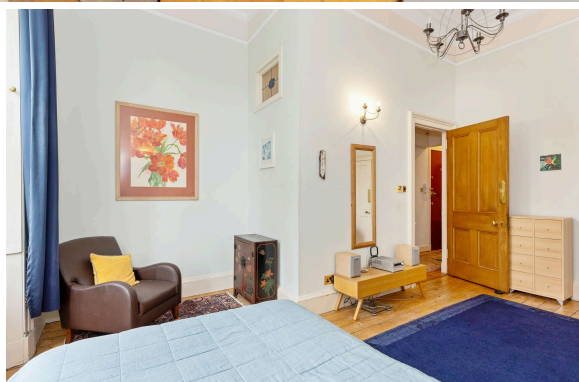
Energy Rating C. Council Tax band E.

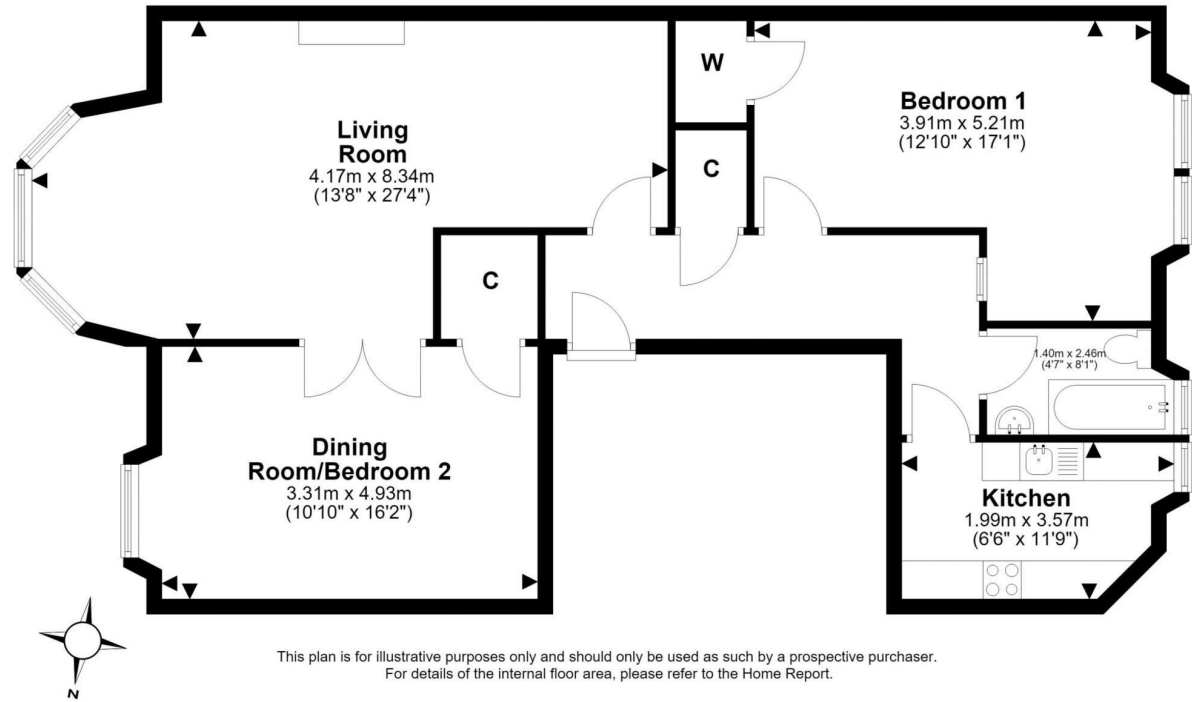
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras to include: Cooker, washing machine, fridge freezer, light fixtures/ fittings and curtains. Certain items of furniture may be available by separate negotiation.

Haymarket is a popular residential area to the west of the city centre within walking distance of the West End's retail and commercial centre and the city centre. Haymarket has undergone significant redevelopment and offers a superb range of local shops, cafes and deli's. There are excellent recreational facilities nearby including the Water of Leith, the modern art galleries, Stockbridge and Dean Village. Also close by are the Union Canal walkway and cycle path at Edinburgh Quay and also the Fountain Park Leisure Complex at Fountainbridge, whilst the area will soon benefit from the new 'Qmile' development which is set to feature exciting retail and leisure space. There are great transport links with Haymarket rail station being perfect for commuters and the benefit of the tram link into the city centre and to Edinburgh International Airport. There are also numerous buses that provide swift access in an around the City. By car, main roads heading west connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.