



3F/17 Coates Crescent
West End, EH3 7AF

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- On-Street Permit & Pay & Display Parking
- Gas Central Heating
- EPC Rating – E



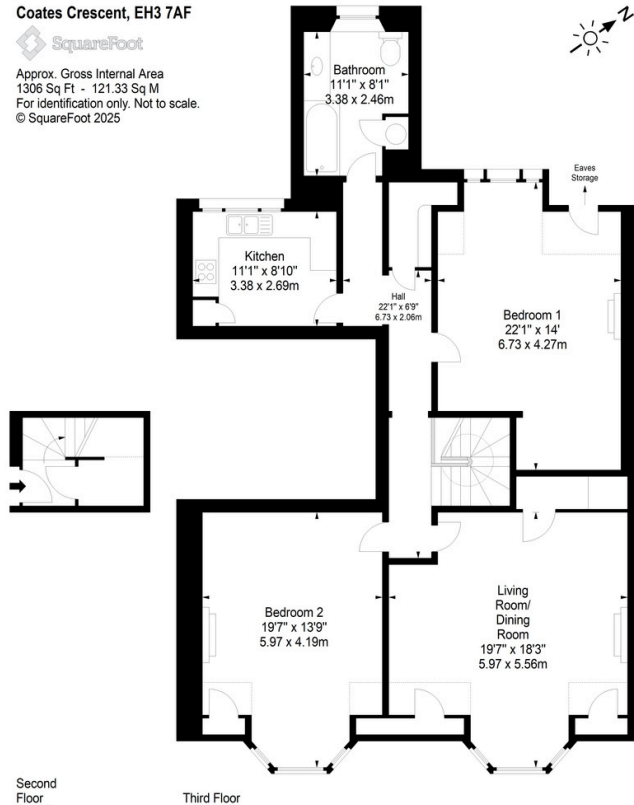
This rarely available third floor flat with fantastic views of Edinburgh Castle and St Mary's Cathedral forms part of a handsome Georgian Crescent in the heart of the city's desirable West End. The property is close to many popular amenities including shops, bars and restaurants and there are excellent public transport links via bus, tram and rail. Lovely outdoor space is available within walking distance at nearby Princess Street Gardens. The property is entered via a well-maintained communal stair with attractive cupola and the generous accommodation comprises: welcoming hallway, bright, living room/dining room, separate breakfasting kitchen, two generously proportioned double bedrooms and bathroom with shower over bath. There is potential to relocate the kitchen to create a three-bedroom property, subject to the relevant local authority permissions being obtained. The property features gas central heating and has on-street permit and pay and display parking available in the area. Included in the sale are the fitted carpets and floor coverings, cooker, fridge/freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



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Approx. Gross Internal Area
1306 Sq Ft - 121.33 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second
Floor
Entrance

Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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