



Solicitors & Estate Agents










Offers Over

£485,000

5/4a Atholl Place

West End | Edinburgh | EH3 8HP

Neilsons are delighted to offer to market this handsome and well-proportioned three bedroom flat forming part of a characterful Georgian A-listed building in the heart of the city's desirable West End. With impressive amenities and transport links on its doorstep, this property will undoubtedly appeal to professionals and investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - E



Description

Internally, the property is in true walk-in condition while briefly comprising of; secure entry system, communal entrance vestibule, welcoming hallway, bright and airy twin windowed reception room with beautiful cornicing, original wooden floors, an Edinburgh press cupboard and a feature gas fireplace, fully-fitted modern kitchen with a range of integrated white goods, kitchen island/breakfast bar, tiling in splash areas and pulley drying rack while being styled with stylish gloss units and a contrasting granite worktops, generously proportioned principal double bedroom with Edinburgh press cupboard, second good sized double bedroom with feature fireplace and Edinburgh press cupboard, single third bedroom/study with built in storage, and a fully tiled bathroom with three-piece suite and over-bath shower and heated towel rail. The property also benefits from gas central heating and new double glazed sash & case windows throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a communal garden to the rear of the property and for the car user there is permit/meter parking within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

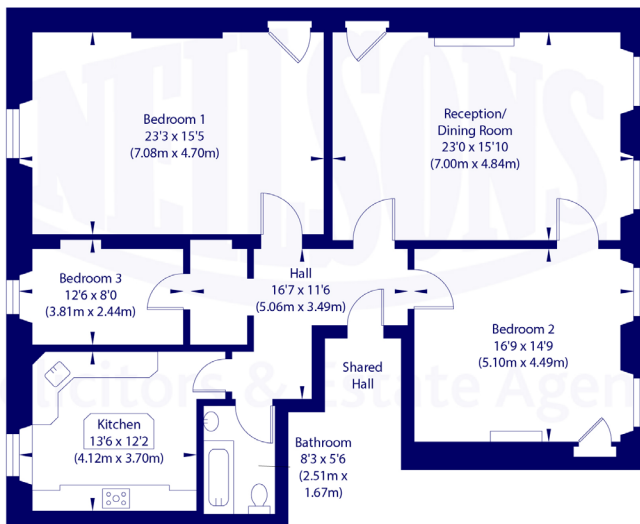
Atholl Place is situated in the highly sought-after West End district of Edinburgh city centre, providing excellent access to the capital's world-class amenities, from outstanding entertainment and shopping facilities to the historical cultural attractions. Within minutes you can find yourself on Princes Street and George Street where all of the fashionable high-street retailers and high-end boutiques can be found. Nearby, the picturesque Dean Village provides an escape from the bustle of the city allowing for scenic walks along the Water of Leith. The iconic Princes Street Gardens set below the world-famous Edinburgh Castle is also within easy reach. The West End offers countless upmarket bars and gourmet restaurants as well as some of Edinburgh's most renowned music venues and theatres including the Traverse Theatre, the Lyceum, and Usher Hall. With its central location, the West End is served excellently by public transport links with regular tram and bus services as well as the close-by Haymarket train station for travel beyond Edinburgh. 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





Approx. Gross Internal Floor Area 136 Sq M / 1462 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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