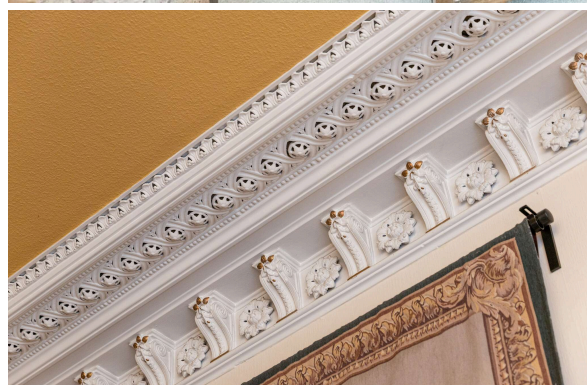




26 Coates Gardens
WEST END | EDINBURGH | EH12 5LE

 **warners**
solicitors & estate agents





26 Coates Gardens, West End

WEST END | EDINBURGH | EH12 5LE

Warners are delighted to present this exceptionally spacious ground-floor and garden apartment, forming part of a classically detailed B-listed Victorian house (1871-76). Enviably located in the heart of Edinburgh's prestigious West End, just a short stroll from Haymarket Station, this impressive property offers outstanding potential and a rare opportunity for both homeowners and developers alike.

Occupying two generous levels, the home retains an abundance of original character, including beautiful cornicing, and elegant bay windows that flood the rooms with natural light. While the property would benefit from a degree of modernisation, its scale, charm, and layout present an excellent canvas for enhancement.

The accommodation is remarkably versatile, with two large and two considerably sized bedrooms, generous public rooms, excellent storage which includes a walk-in linen cupboard, and a substantial kitchen/dining space. The layout also offers exciting development potential, with scope (subject to the necessary consents) to convert the property into two separate flats or to reconfigure the interior to suit modern family living.

The property also benefits from a sizeable private rear garden and private front patio. Additionally, the property further benefits from access to Eglinton/Glencairn Crescent gardens and Magdala Crescent gardens (on subscription basis).

Situated in one of Edinburgh's most desirable neighbourhoods, residents enjoy immediate access to excellent local amenities, boutique shops, vibrant bars and restaurants, and superb transport links, including tram and rail services at Haymarket.

This is a unique opportunity to secure a substantial West End property with incredible potential in an unbeatable location. Early viewing is highly recommended.

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





The subjects are located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.



- Prime West End location
- Steps from Haymarket Station
- Large ground & basement layout
- Strong development potential
- Original period features
- Close to shops, cafés & transport
- Excellent storage
- Private front patio and rear garden
- Access to Eglinton/Glencairn Crescent gardens and Magdala Crescent gardens (on subscription basis)

The sale will include the Aga Cooker, fridge, washing machine, blinds and light fittings. Certain items of furniture may be negotiated separately.

Council Tax Band G and Energy Rating C





