



27 West Catherine Place
HAYMARKET | EDINBURGH | EH12 5HZ

 **warners**
solicitors & estate agents



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Nestled on a quiet street, moments from Haymarket Station, excellent amenities and vast open green spaces is this spacious ground floor apartment. Formerly the old Station Masters house the property boasts ornate period features and would make an ideal home in a central yet tranquil and well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with detailed cornicing, a fitted kitchen, a large double bedroom with large walk-in wardrobe, a second single bedroom or ideal home office and the flat is completed by a stylish shower room. The property further benefits from a shared garden patio.

- Ground floor apartment in former Station Masters residence
- Quiet setting close to Haymarket Station
- Welcoming hallway with deep storage cupboard
- Bright lounge with detailed cornicing
- Fitted kitchen with attractive units
- Two bedrooms
- Stylish shower room
- Shared access to rear patio

The sale will include all fittings, fixtures, and furniture.

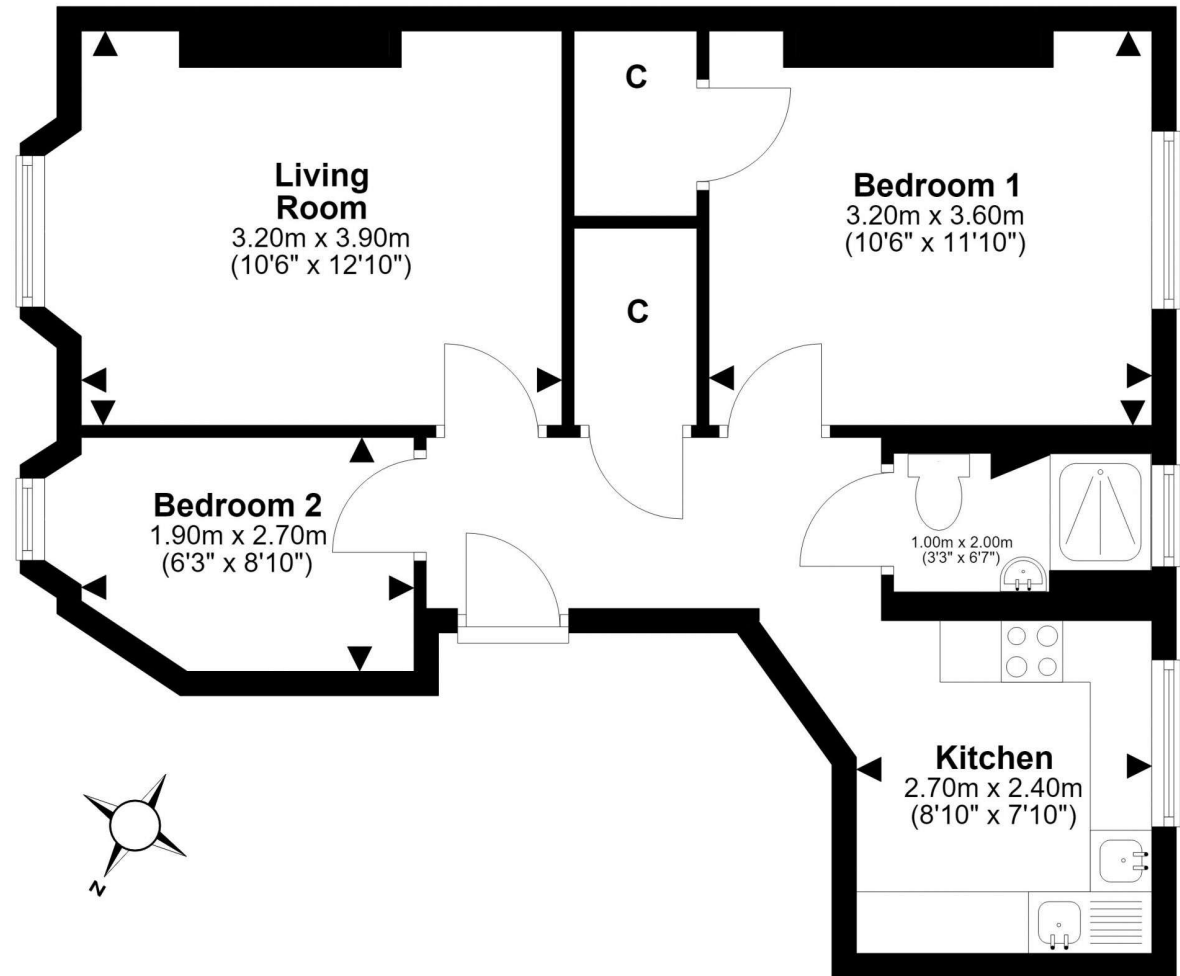
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy rating D. Council Tax Band C.

The property is near Haymarket, a popular residential area to the west of the city, within walking distance of the West End's retail and commercial centre and the city centre itself. 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 Union Canal walkway and cycle path at Edinburgh Quay and also the Fountain Park Leisure Complex at Fountainbridge. The new 'Qmile' development is set to feature exciting retail and leisure space. The city centre itself with its myriad amenities can be accessed on foot in a matter of minutes. There are great transport links, with Haymarket rail station being perfect for commuters. There are also numerous trams and buses that provide swift access in and 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.