



30/3 Richmond Terrace  
HAYMARKET | EDINBURGH | EH11 2BY

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this attractive and well-proportioned first floor flat, quietly positioned at the top of a charming, cobbled terrace in the heart of Edinburgh's highly desirable West End. Forming part of a modern development designed to complement the surrounding traditional sandstone buildings, the property offers bright, well-balanced accommodation and the rare advantage of secure allocated parking, making it an ideal city centre home for professionals, first-time buyers or investors.

Accessed via a secure entry system and a well-maintained communal stair, the property opens into a welcoming entrance hallway with excellent built-in storage. To the rear, the generously sized living room enjoys a peaceful aspect and is bathed in natural light from two large south-east facing windows, creating a bright and comfortable space for both relaxing and entertaining, while a useful corner cupboard provides additional storage. The contemporary kitchen has been thoughtfully designed with a stylish range of modern units, marble-effect worktops, integrated appliances, tiled splash back and under-cabinet lighting, offering both practicality and sleek modern styling.

The accommodation further comprises two well-proportioned bedrooms, including a spacious double bedroom with integrated wardrobe storage and a versatile second bedroom which would also lend itself well to use as a home office or study. A modern shower room completes the internal layout, fitted with a contemporary three-piece suite including a waterfall-style shower.

The property further benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Externally, residents enjoy the significant advantage of a secure allocated parking space to the rear, a highly desirable feature in this central location.

- Welcoming hallway with excellent storage
- Bright & spacious lounge
- Contemporary well-equipped kitchen
- Double bedroom
- Single bedroom
- Modern shower room
- Gas central heating
- Double glazing
- Allocated parking space

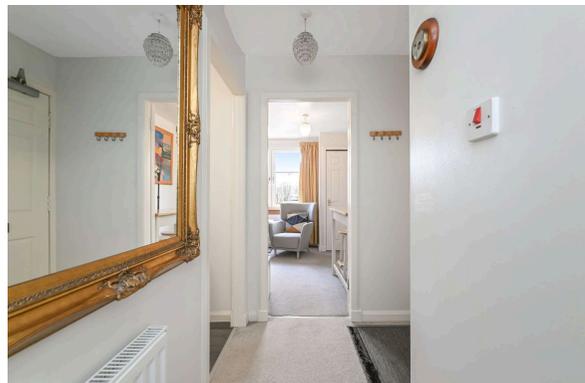


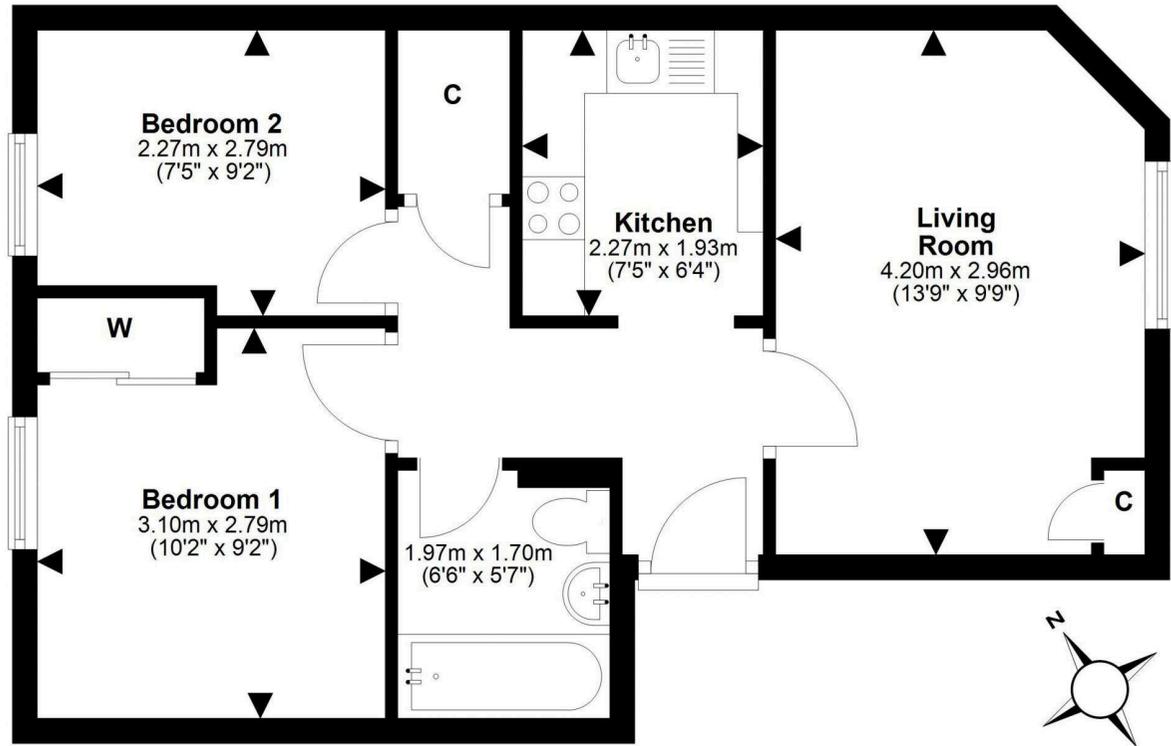
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Kitchen appliances including washing machine, fridge freezer & dishwasher will be included in the sale of the property along with all blinds. EPC: C. CT: D.

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 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.