



7/4 Richmond Terrace,  
HAYMARKET | EDINBURGH | EH11 2BY

  
**warners**  
solicitors & estate agents



## 7/4 Richmond Terrace, HAYMARKET | EDINBURGH | EH11 2BY

A rare opportunity has arisen to acquire a particularly charming second floor flat retaining some lovely period features in a sought after, high amenity area. This attractive home is well maintained throughout and offers spacious accommodation making an ideal buy for a small family, professional couple, or a fantastic investment opportunity in a high-demand rental location. The bright and spacious dining/living room features an attractive bay window with working shutters, traditional cornicing, a fireplace and dining area. The kitchen is fitted with a gas hob, oven and fan, washing machine, fridge and traditional pulley. The spacious welcoming hallway benefits from a storage cupboard that currently houses the freezer and there is also two well-proportioned bedrooms, one benefitting from built in storage. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from a well-kept shared front garden and permit parking, quietly positioned on a peaceful residential street set back from the main road. Early viewing is highly recommended!

- Traditional two-bedroom second floor in sought after area
- Hallway with storage cupboard
- Fully fitted Kitchen
- Spacious dining/living room with bay window
- Two bedrooms one with built in storage
- Bathroom with shower over the bath
- Gas central heating
- Well-kept shared garden & Permit parking
- Ideally located within easy walking distance of Haymarket Station, tram link and West End
- Quiet stairwell with 3 other flats

Council Tax: C , Energy Rating: C

No factor associated with this property.

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





Extras: Fixtures and fittings, oven, hob, fridge, freezer, washing machine, and mirror above fireplace.

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 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.



