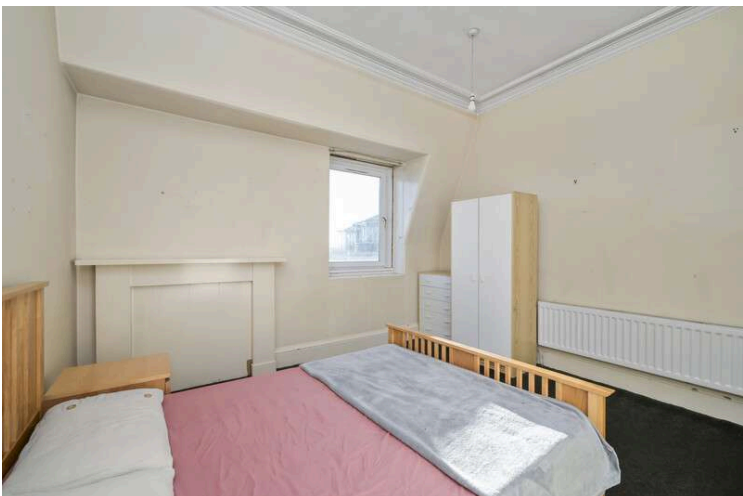






A must on your viewing list this fabulous, well-proportioned four bedroom top floor flat offers flexible accommodation, forming part of a traditional tenement building retaining many period features. The property is ideally located in the prestigious West End of Edinburgh close to an abundance of local amenities with Haymarket Train Station being on your doorstep along with a swift and easy distance to the City Bypass and Edinburgh Airport. We would recommend an early viewing.

- Welcoming reception or dining hallway.
- Front facing living room boasting stunning views of the Pentland Hills, intricate corniced ceiling and rose along with an open shelved press.
- Spacious dining kitchen with a range of wall and base units.
- Box room/study.
- Four double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Shower room.
- Cloaks comprising WC and wash hand basin.
- Sash and case windows.
- Gas central heating.
- Secure entry system.
- Has a current HMO License, valid until February 2025.



Location

The property is ideally located for all amenities including shopping, with many major department stores and designer shops located in Princes Street and George Street, along with the business heart of the City in Lothian Road, Charlotte Square and St Andrew Square, all within easy walking distance. For entertainment, there is a wide variety of stylish bistros, bars and restaurants in the City Centre catering for all tastes with renowned Art Galleries and lovely walks along the Water of Leith Walkway. Several highly regarded independent schools including St George's, Stewarts Melville and the Mary Erskine are easily accessible. For the commuter, Haymarket Railway Station offers regular services to Glasgow, Aberdeen and the South, while Edinburgh International Airport is located along the A8, which in turn gives access to the M8/M9 motorway network.

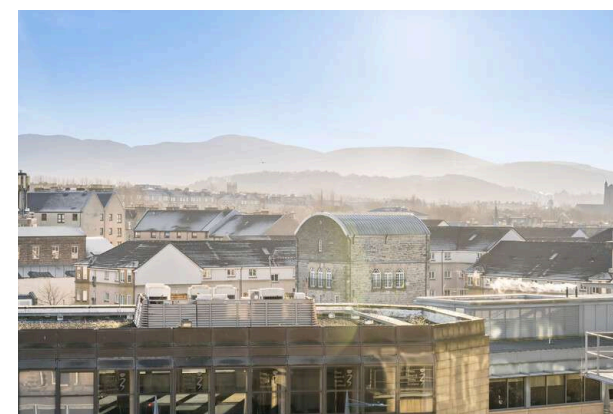
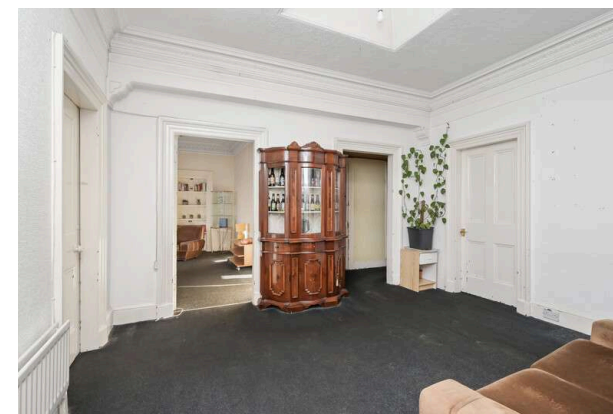
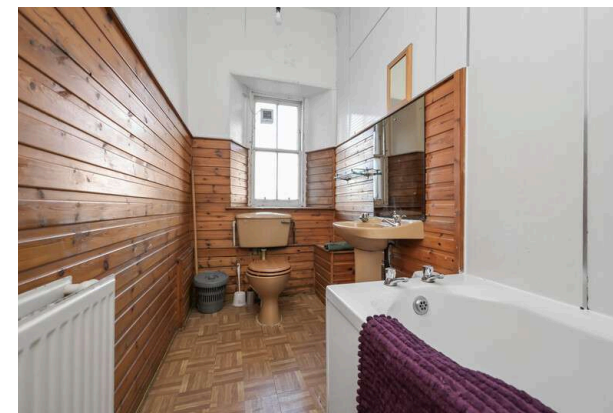
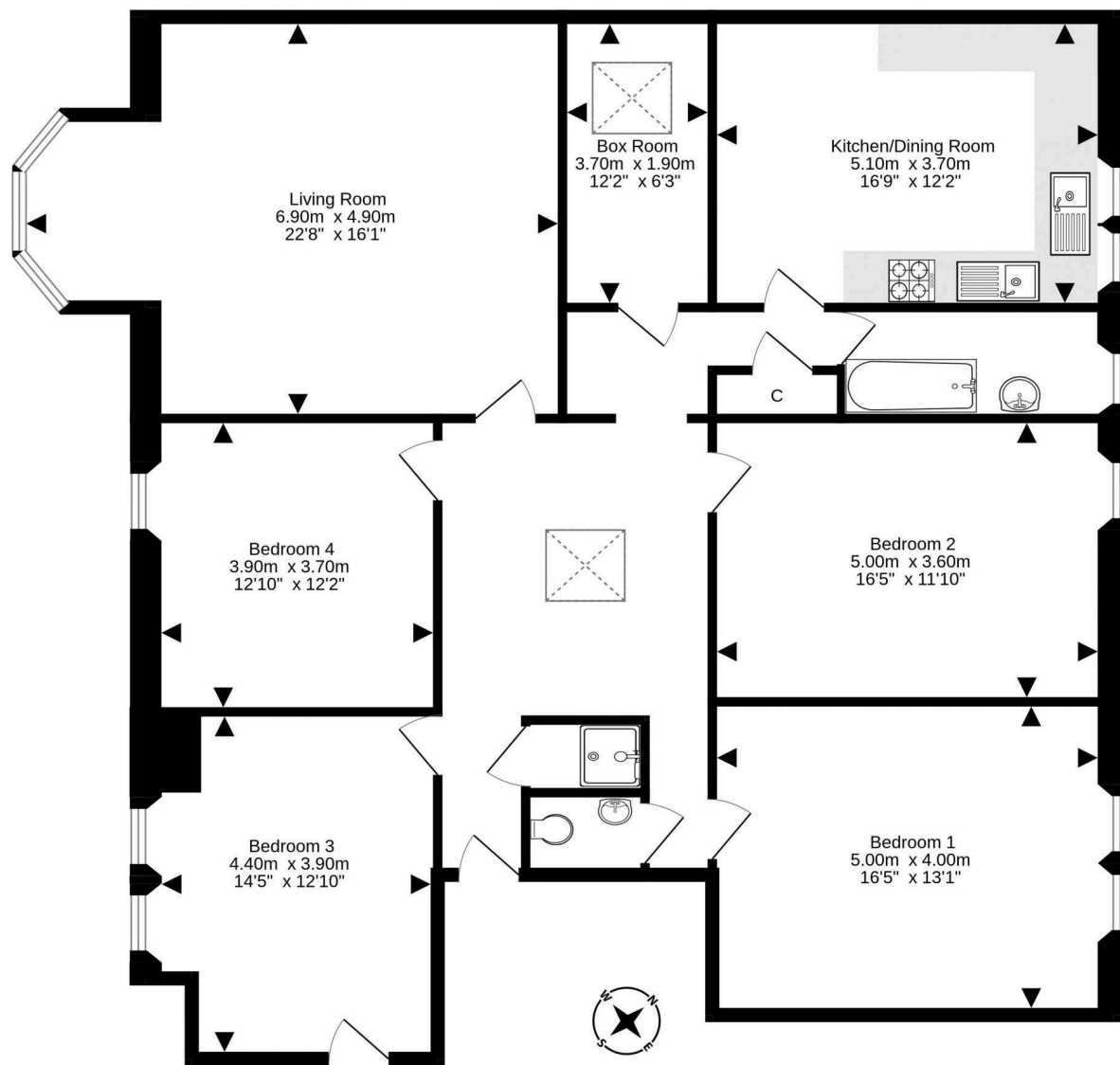
Extras

Included in the sale are the white goods in the kitchen, fixtures & fittings and all floor coverings. Furniture is also included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc
 McDougall McQueen