

COULTERS<sup>©</sup>

# 45 COATES GARDENS

WEST END, EDINBURGH, EH12 5LF

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Blink and you will miss the discrete entrance to this unique, charming stone built cottage, appended to a beautiful Victorian terrace in the West End of Edinburgh.

This wonderful building is bursting with potential and has been partially upgraded. The home now requires some finishing off in the form of a new kitchen, floor coverings and finishing touches to create a delightful, engaging home.

## KEY FEATURES



Charming stone built cottage bursting with potential.



Three bedrooms over two floors.



Substantial private enclosed garden.



On-street residents parking.



Tucked away in the heart of the West End



Within a short walk of local shops.





Accessed from a door in the wall, which opens onto the generous garden, the front door in turn opens onto the entrance hall and stair to the upper floor. The living room has direct views onto the garden, with an attractive mantle & fireplace forming a lovely focal point in the room. The kitchen requires new cabinetry, but also offers views to the garden. The three bedrooms have all been decorated in neutral colours and now needs floor coverings to complete the rooms, as does the modern fitted bathroom (with bath, wash stand and WC). The south east facing enclosed private garden is now a little wild, but will be a fantastic space to enjoy the sunshine in good weather after the established plants and grass is given a good trimming back. Permit holder parking is available on the streets outside.





## THE LOCAL AREA

Situated at the upper end of Coates Gardens, this property occupies a tranquil position in Edinburgh's desirable West End. An excellent range of local amenities are located just a short stroll away, including Haymarket's transport hub with access to trains, trams and buses along with a Tesco Express food store.

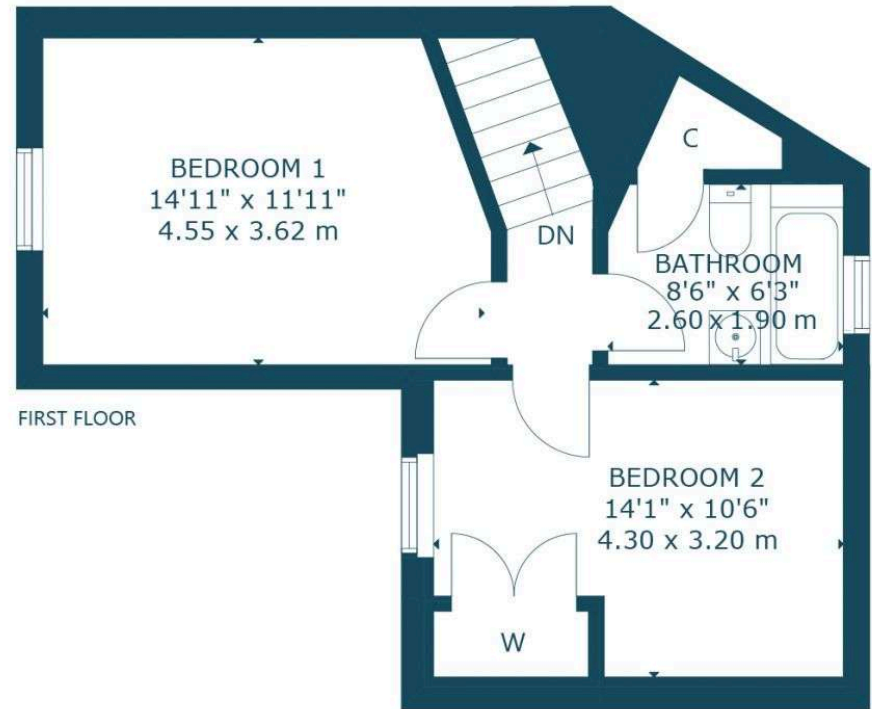
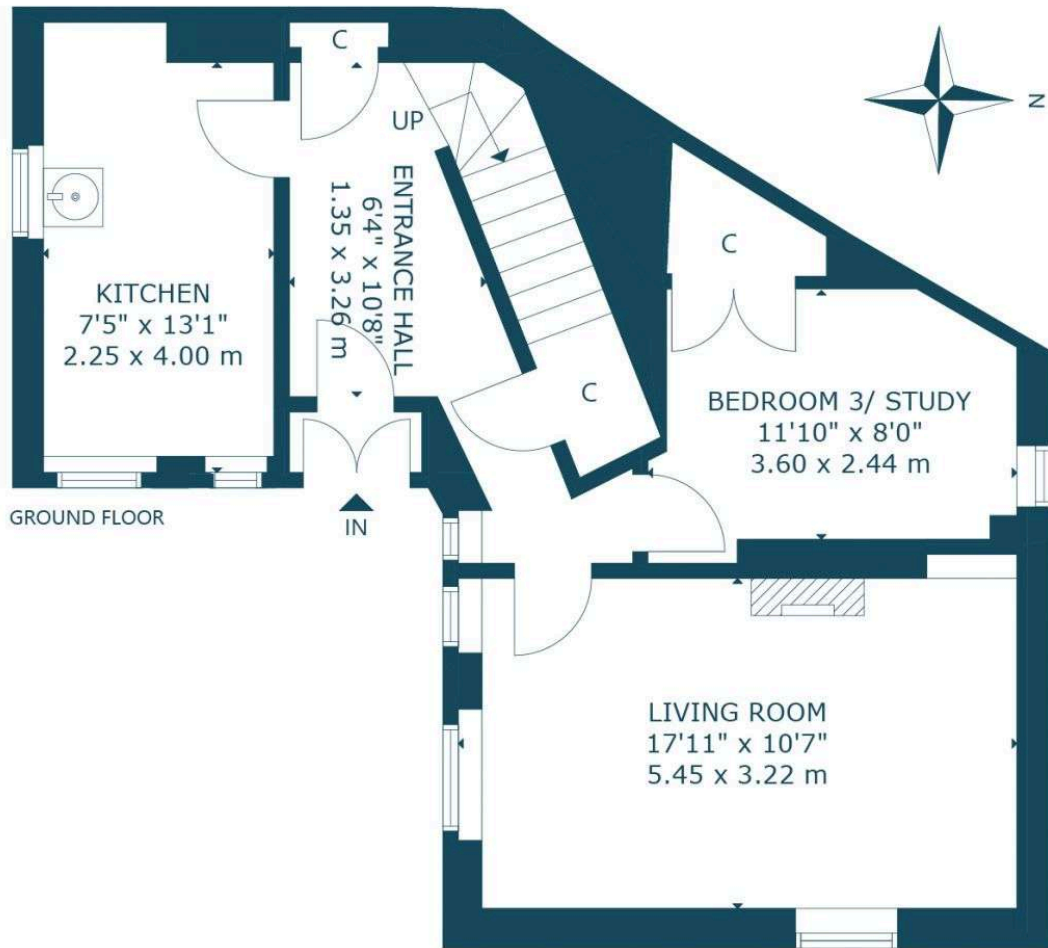
The property is well-served by a fabulous selection of existing cafes, restaurants and bars which will soon be complimented by the modern, Haymarket Q-mile development which is currently under construction.

Nearby, Roseburn, provides access to an extensive cycleway nearby and pleasant riverside walks along the Water of Leith. Edinburgh International Airport is easily accessible as is the city bypass. The property lies within the catchment area for Roseburn Primary School and Craigmount High School with private schooling options including The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School in close proximity.

## EXTRAS

All light fittings, fitted flooring and the freestanding American fridge/freezer are included in the sale price.





45 COATES GARDENS, WEST END, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,050 SQ FT / 98 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.