



**66 (4F1) Haymarket Terrace**  
Edinburgh, EH12 5LQ

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# "66 (4F1) Haymarket Terrace is an imposing top floor Victorian tenement flat, offers generously proportioned living space"

- COMMUNAL STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING
- BEDROOM (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- ORNATE CORNICING
- BEAUTIFUL OUTLOOKS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Haymarket is in the heart of Edinburgh's West End and is conveniently located close to Princes Street and George Street with their designer shops and stylish restaurants within minutes, and the charming village like atmosphere of William Street with its variety of restaurants, bars and boutique shops right on the doorstep.

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.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



### DESCRIPTION

66 (4F1) Haymarket Terrace is an imposing top floor Victorian tenement flat, offers generously proportioned living space, is in move in condition and offers the perfect blend of period features and contemporary fittings.

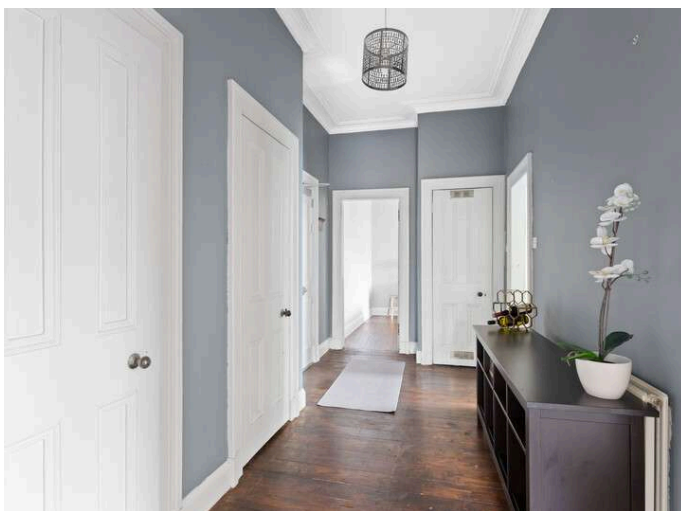
The accommodation comprises: communal stair; reception hall with 3 cupboards; bright and spacious south facing living room flooded with natural light from the huge bay window, ornate cornicing and feature fireplace; stylish dining kitchen with integrated appliances with space for a table and chairs; large double bedroom with feature fireplace and cupboard and modern bathroom with separate shower.

Further benefits include gas central heating, sash and case windows, communal rear garden, the property is on the doorstep of some of Edinburgh's finest shops, bars and restaurants. Haymarket tram and railway stations are a short walk away as is the city centre.

### EPC RATING

The energy efficiency rating for this property is band D

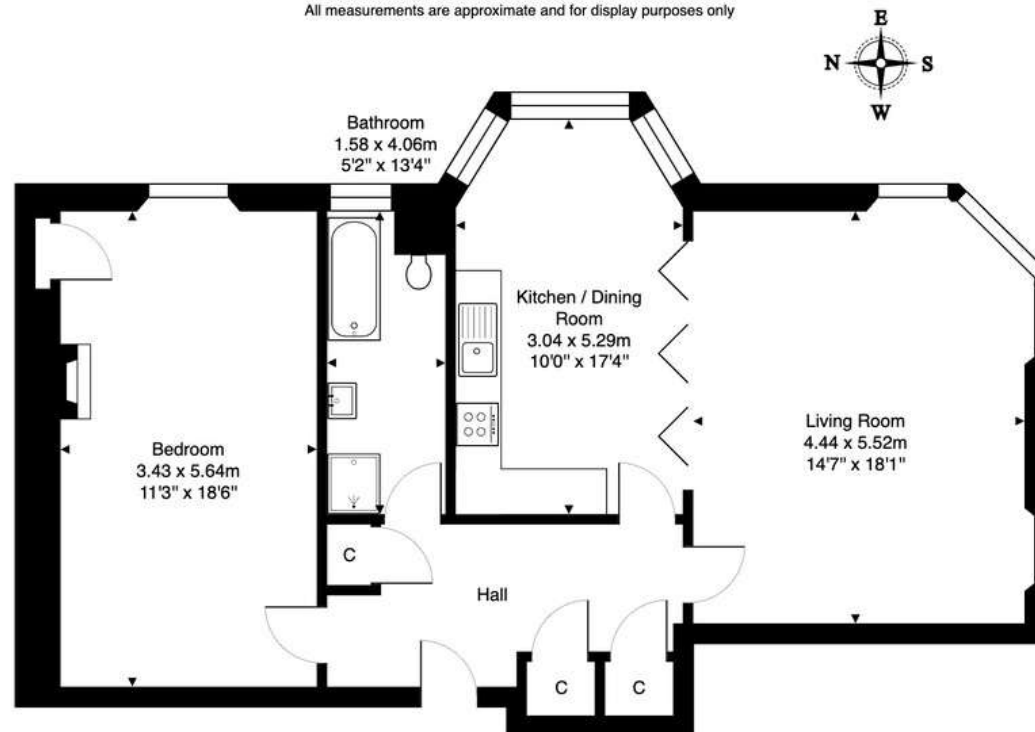
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



### 66 (4F1) Haymarket Terrace, Edinburgh, EH12 5LQ

Total Area: 83.6 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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