



33/3 Haddington Place  
New Town, Edinburgh, EH7 4AG



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# 33/3

## Haddington Place

Impressive second floor flat in a handsome tenement in the New Town Conservation area. Thanks to its fantastic location, this would make the ideal home for the professionals, or indeed a great investment property.

- Part of traditional tenement in New Town conservation area
- Secure entry system
- Central hall with a walk-in cupboard
- Living/dining room with bay window
- Well-appointed kitchen
- Two spacious double bedrooms
- 3pc bathroom with freestanding bath
- Separate 1pc shower room
- Gas central heating system
- Traditional sash and case windows
- Controlled permit parking (Zone NI)

Home Report: £325,000

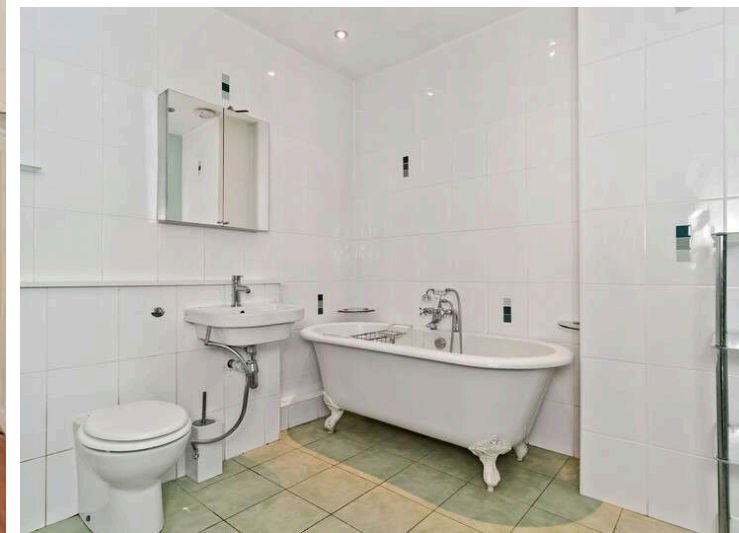
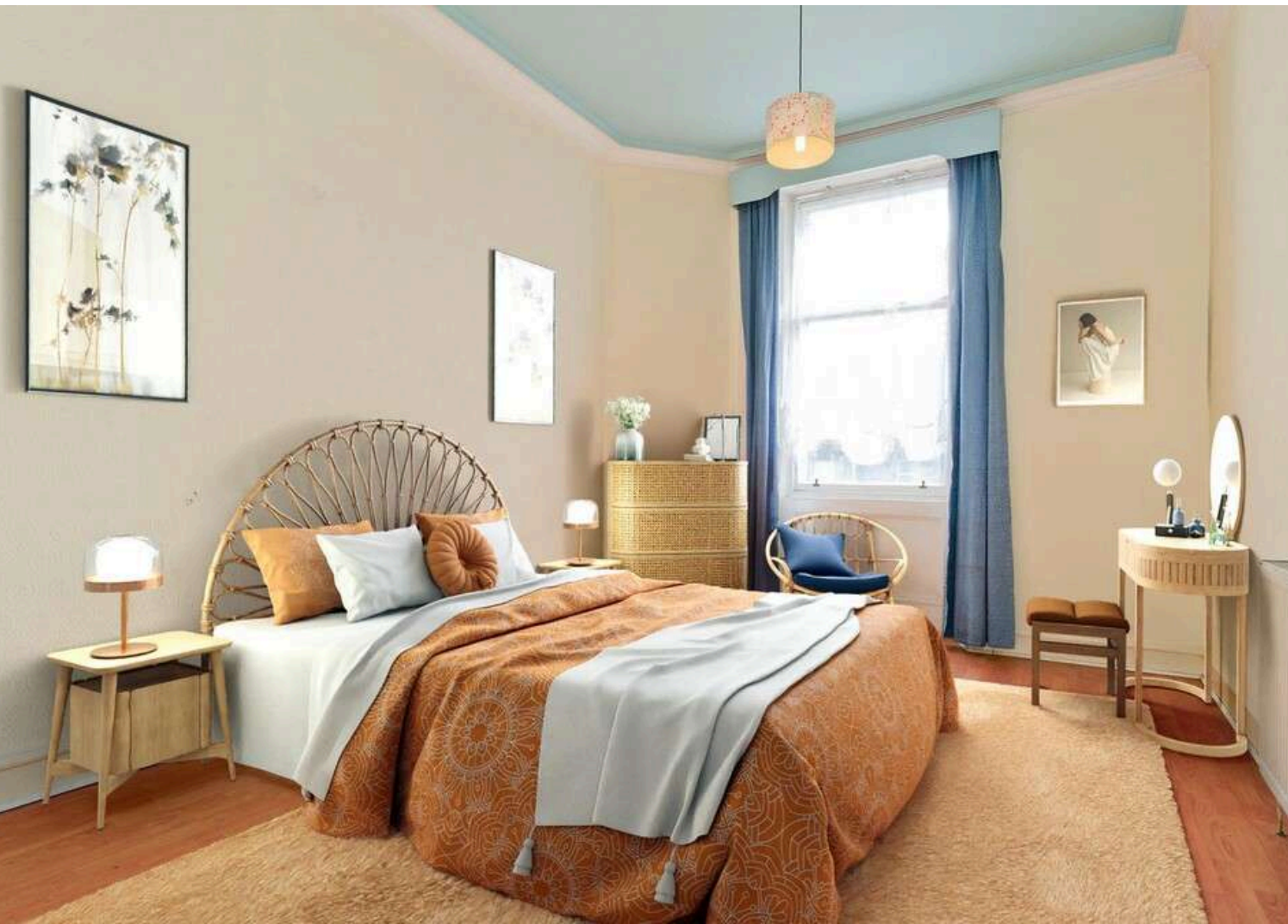
EPC Rating: C

This traditional second-floor flat is a bright and spacious two-bedroom residence, which has an enviable location. Set within easy reach of the city centre, the southeast-facing property is also just a stone's throw from thriving amenities, regular bus links, and a tram stop that connects through the centre of Edinburgh to the airport.

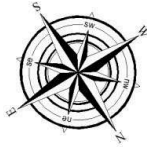
The city home further boasts lovely elevated views across the area to the St James Quarter. It is sure to be in high demand with a variety of buyers, including professionals, couples, first-time purchasers, and rental investors.

Extras: all fitted floor and window coverings, light fittings, an oven/grill and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

\* Actual photos of the lounge and bedroom one virtually staged



Lying on the fringes of the New Town, the property enjoys a prime location in Edinburgh. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, Multrees Walk, and St James Quarter. Art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. The Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. The area offers an abundance of public transport services. The tramline runs by the property, all the way to the airport, along with numerous buses, and Waverley Station is conveniently close.

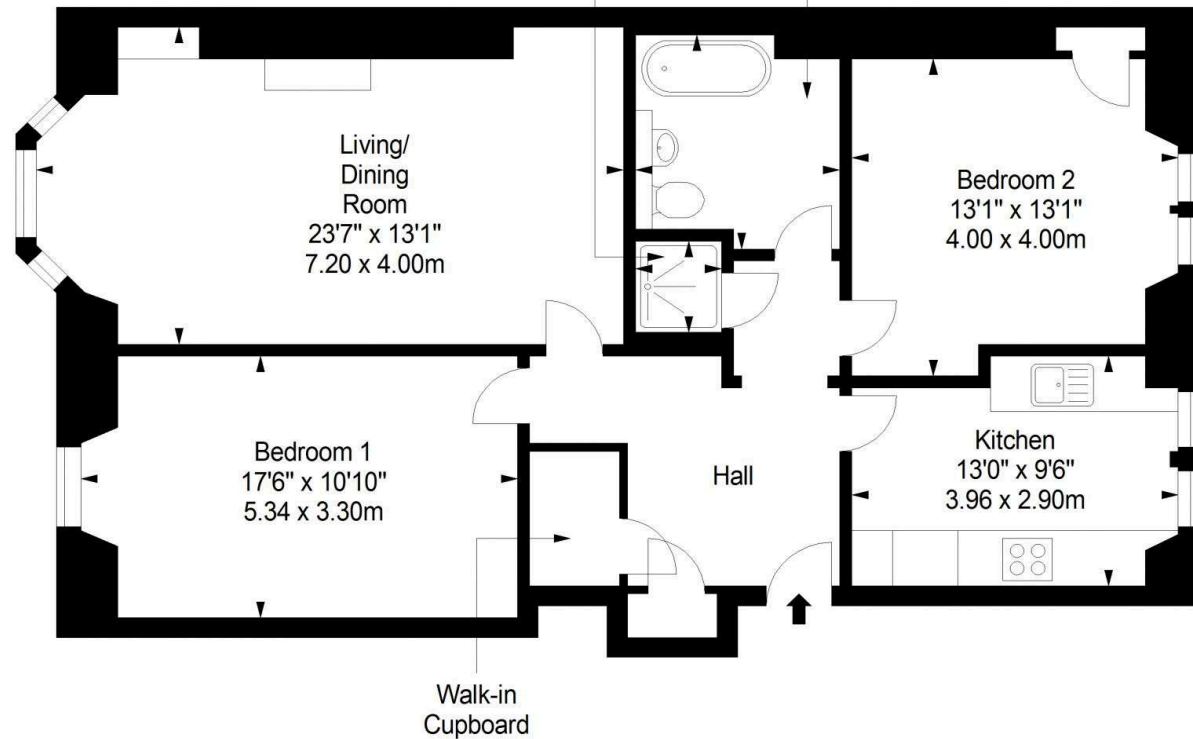


## Second Floor

Approx. 96.3 sq. metres (1036.6 sq. feet)

Shower Room  
3'11" x 3'3"  
1.20 x 1.00m

Bathroom  
8'10" x 8'2"  
2.70 x 2.50m



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)



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