











Offers Over

£375,000

13 Bright Terrace

Haymarket | Edinburgh | EH11 2BL

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door double upper villa, with private garden, enjoying a quiet position within a colony terrace, situated in the heart of the vibrant Haymarket area of the city. The property is within walking distance of Haymarket Rail & Tram Stations and the fashionable West End of Edinburgh.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  1 Study/Office
-  Permit/Meter Parking
-  Front Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation which has been upgraded to a very high standard by the present owners would make an ideal purchase for the professionals looking for a fine home in a sought after location. In brief the subject comprises; welcoming entrance vestibule, hallway with useful downstairs WC and beautiful engineered wooden floors running through most rooms, light and airy reception room with electric fireplace, spacious dining kitchen with a range of stylish base and wall mounted units and white quartz countertops, and good sized second bedroom off the kitchen.

Finally, the upstairs accommodation comprises; well proportioned principal bedroom with fitted wardrobes and eaves storage, good sized study creating the ideal office for working from home, and contemporary Burlington bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double-glazed sash and case windows.



Extras

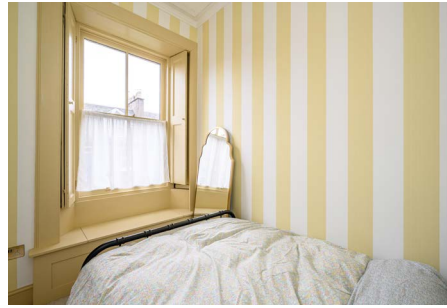
All fitted floor coverings and kitchen appliances will be included in the sale.

Garden & Parking

There is a tranquil south-east facing private garden to the front, offering the perfect haven for outside dining/relaxing. For the car user there is permit/meter parking within the area.

Viewing

By appointment through Neilsons 0131 625 2222.

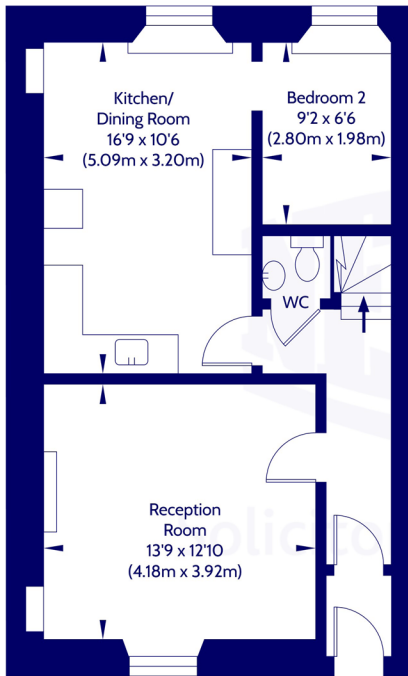




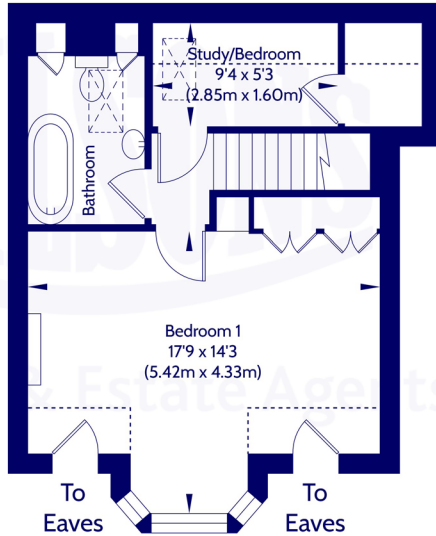
Location

Haymarket is located within the fashionable West End of Edinburgh City Centre. The area is well served by a wealth of amenities with a wide range of shops, supermarkets, cafes, delis, takeaways, pubs and restaurants. The city centre, tourist attractions and the up-and-coming Haymarket Development are all within walking distance. Renowned as one of the City's cultural centres, it boasts many arts venues and theatres. It's a bustling area for entertainment and socialising. The nearby Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. The proximity of Haymarket station and the new tramline offer quick and easy commutes to the City Centre, Edinburgh Airport and beyond. The area is also very well served by day and night buses.

Not to scale. For identification only.
Approx. Internal Area 88.46 Sq M / 952 Sq Ft.
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First Floor



Second Floor



Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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