

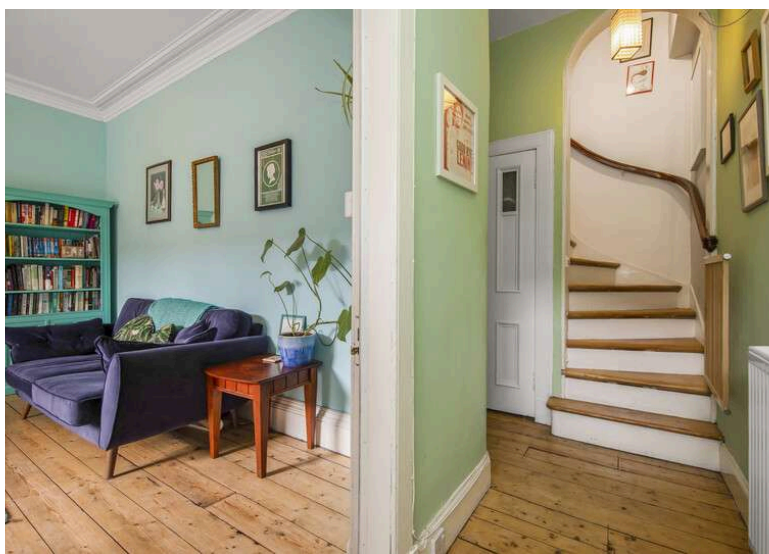


12 Atholl Terrace  
Haymarket, Edinburgh, EH11 2BP



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# 12

## Atholl Terrace

This lovely double upper villa boasts spacious and flexible accommodation and is ready to move-into. Situated in Haymarket, the property enjoys a wealth of amenities and excellent transports on its doorstep.

- Charming double upper villa with flexible accommodation
- South facing lounge
- Spacious kitchen/dining room w/study off
- Bay windowed double bedroom
- Second bedroom
- Three-piece bathroom
- Gas central heating & double glazing
- Private garden
- Zoned permit parking

Home Report: £350,000

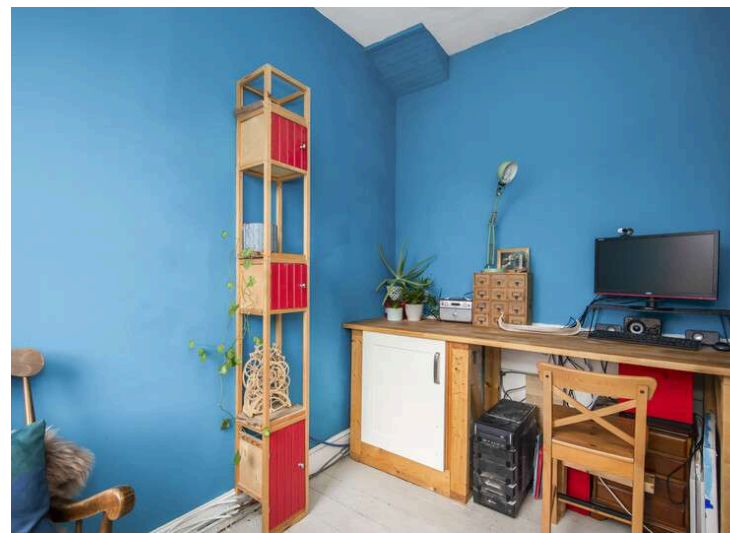
EPC Rating: D



Sunny double upper villa forming part of the popular and highly regarded Haymarket colonies, convenient for easy access to the West End, City Centre and Haymarket station.

The property has been well maintained and tastefully upgraded by its present owners and affords flexible accommodation of considerable character and style presently laid out as entrance vestibule, reception hall, lounge, fitted kitchen/dining room with study or home office off, two bedrooms and bathroom with electric shower. The kitchen is large enough to be utilised as an open plan lounge/kitchen, thereby allowing the lounge to double as an additional bedroom if so desired.

The property benefits from gas central heating and there is an area of private garden ground to the front of the building. Zoned permit parking is available adjacent.





Extras: To include all fitted floor coverings; light fittings; oven; hob; extractor hood; fridge/freezer; washing machine; curtains (with exception of those in bedroom 2) & blinds within the sale.

Haymarket enjoys a prime location to the west of Edinburgh city centre and is within easy walking distance of local services and amenities, cultural and heritage attractions, and the capital's business and financial quarter. Residents have a fantastic range of independent stores, high-street retailers, and express supermarkets right on their doorstep, as well as a choice of trendy bars, traditional pubs, cafés, restaurants and takeaways.

Haymarket is also home to many arts venues and is just a short walk from the Usher Hall, Traverse Theatre, and Royal Lyceum.

Nearby Fountain Park provides a wealth of sport and leisure facilities to suit all ages and preferences, with a cinema complex, a health club and gym, various food and drink outlets, and further attractions for adults and children.

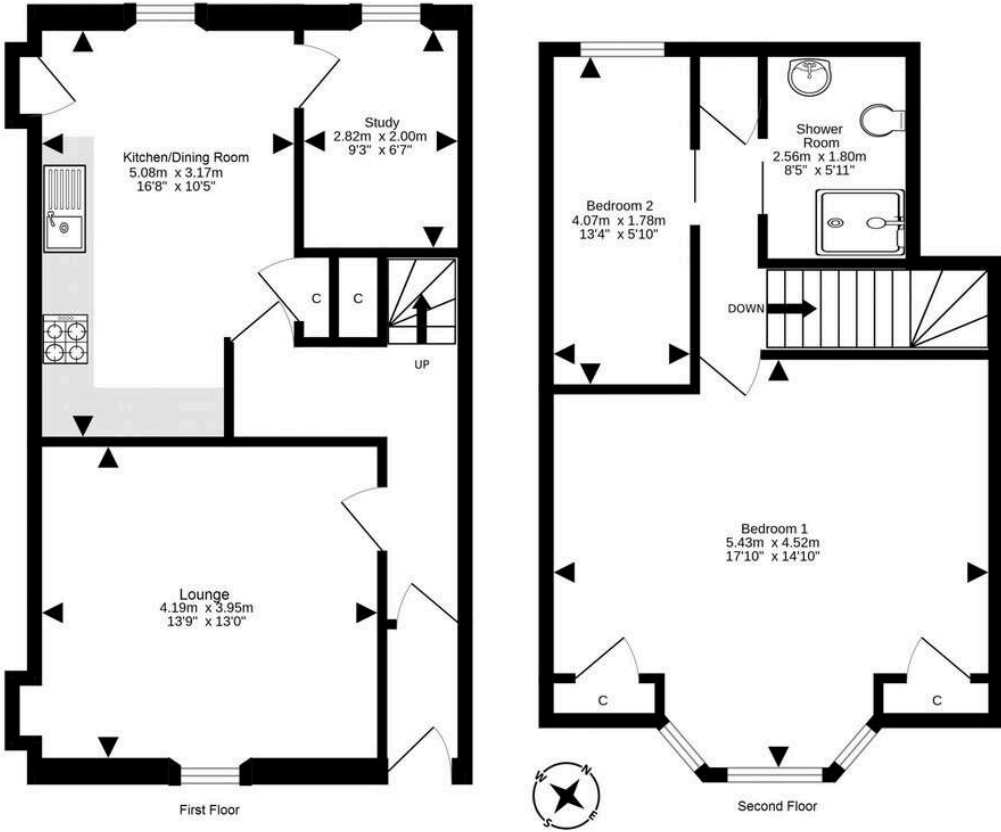






Owing to the arrival of the trams, Haymarket has undergone extensive regeneration in recent years, which remains on-going and will include the construction of new residential and commercial premises, including a luxury hotel.

After Waverley station, Haymarket is the capital's second-largest train station and represents a major transportation hub. From here the extensive bus and tram network offers quick and easy travel across the city and to Edinburgh International Airport. The station also operates rail services across Scotland and to London King's Cross.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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