

COULTERS[©]

41A COATES GARDENS

WEST END, EDINBURGH, EH12 5LF

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

41A Coates Gardens is an extremely impressive garden flat, bursting with character and style, situated in the sought after, historic West End area of Edinburgh.

Notably, the home has a wonderfully desirable walled, south east facing garden. Internally, the home elegantly embraces period features with modern décor, with engaging, attractive flooring throughout and tasteful fixtures and fittings.

KEY FEATURES



Stunning, stylish garden flat.



Two beautifully presented double bedrooms.



Fantastic South East facing private garden.



Two large private cellars.



Situated in Edinburgh's sought after West End.



Within a short walk of local shops.





Entered by way of a series of steps leading down to private patio area, the front door opens onto a long hall which in turn, provides access to all rooms and has a spacious dining hall, currently used as a play area. The gorgeous, bright, well-proportioned sitting room / dining room is filled with natural light, with a cast iron mantelpiece and insert forming a pleasant focal point, whilst attractive, recessed shelving flank both sides, effortlessly framing the room.

The heart of the home is the delightful kitchen with wall and base mounted cabinetry, solid wood worktops, an impressive stone floor and direct access to the garden. The appliances comprise; gas hob, extractor hood, oven and dishwasher.





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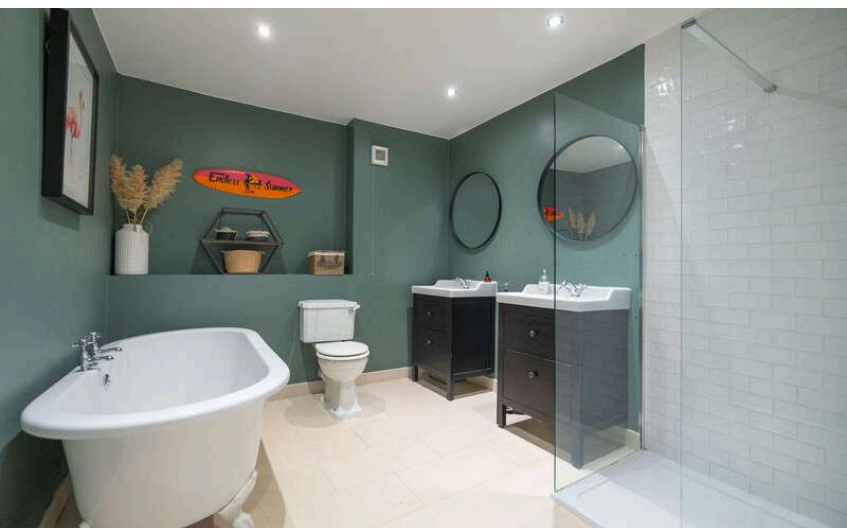
There are two charming double bedrooms with elegant cornices and working shutters, in addition to a sleek, contemporary bathroom with freestanding claw-foot bath, a separate large walk-in rainfall shower cubicle, two wash hand basins and a WC.

Last, but by no means least is the fantastic, south east facing, enclosed, walled rear private garden with a splendid patio area (perfect for enjoying the sunshine in good weather) and an attractive lawn. A lovely mix of established plants, trees and shrubs form borders, finishing the garden, creating a truly desirable space with which all inhabitants can enjoy.

Externally to the front of the property are two private cellars, one of which has been converted to create a utility area. Resident's permit holder and metered parking is available on the street outside.

EXTRAS

All light fittings and fitted flooring are included in the sale price. Some items of furniture may be available by separate negotiation.





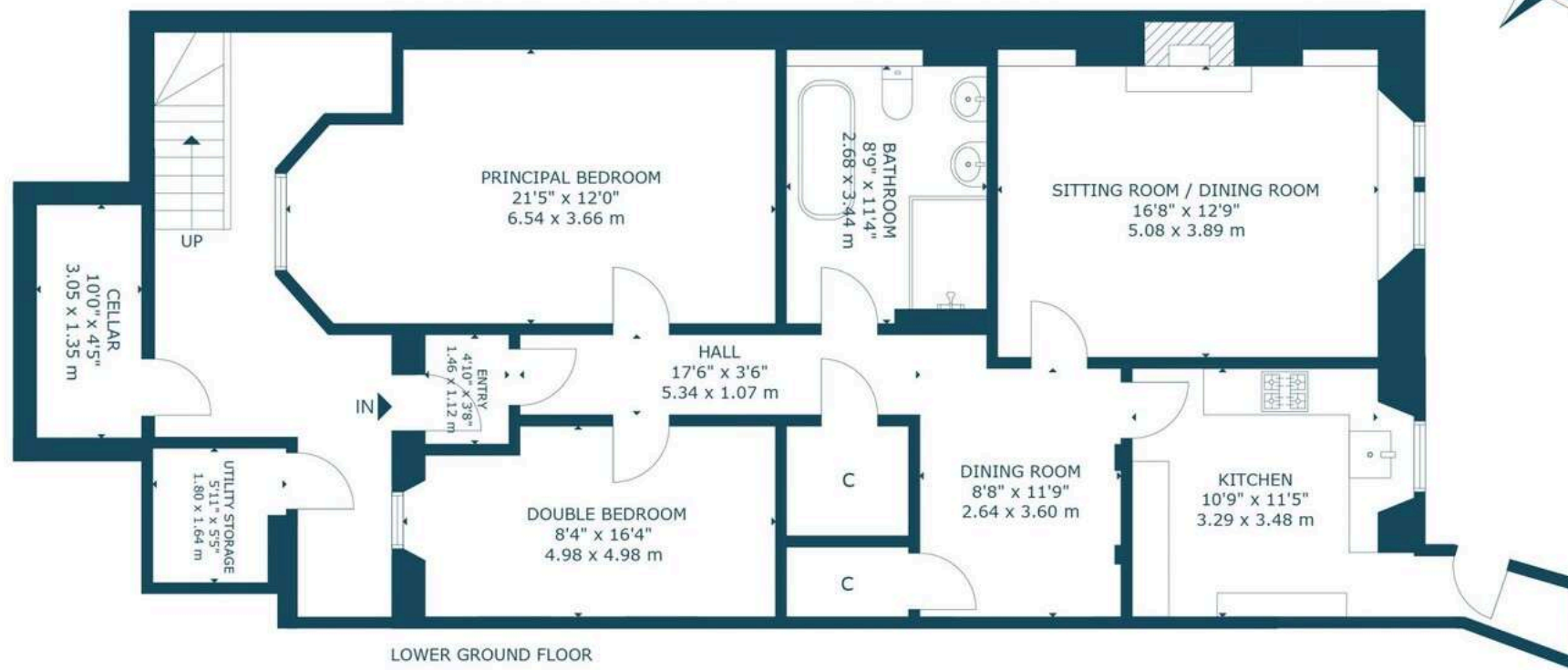


THE LOCAL AREA

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.



LOWER GROUND FLOOR

41A COATES GARDENS, WEST END, EDINBURGH, EH12 5LF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1111 SQ FT / 103 SQ M
UTILITY STORAGE 26 SQ FT / 2 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.