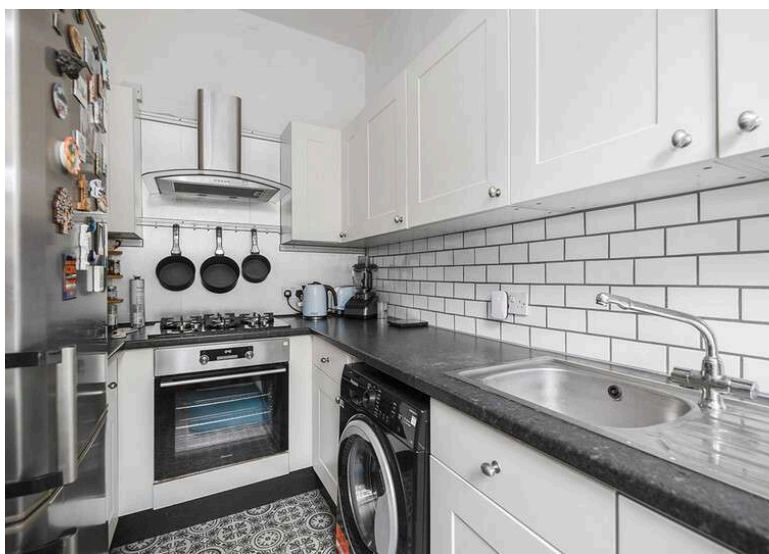




2 Douglas Terrace  
Edinburgh, EH11 2BS



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# 2

## Douglas Terrace

Stylish, traditional Lower Villa occupying a quiet position in the highly regarded Dalry Colonies and conveniently positioned, therefore, close to the west end, the city centre and Haymarket train station.

- Cosy 1 bedroomed lower villa
- Popular location close to amenities & City Centre
- Front garden
- Gas central heating and double glazing
- Zoned permit parking nearby
- Entrance hall
- Lounge
- Kitchen
- Bedroom
- Shower room

Home Report: £240,000

EPC Rating: C

It offers attractively presented and easily manageable accommodation comprising entrance hall, lounge/dining room, fitted kitchen, double bedroom and shower room, also enjoying the benefit of gas central heating and double glazing.

There is a lovely enclosed area of secluded private garden ground to the front of the building and zoned permit parking in the nearby streets.

It is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional, investor or down-sizer and early viewing is highly recommended to fully appreciate the character on offer.

Extras - To include white goods (fridge/freezer, electric oven, gas hob and washing machine)

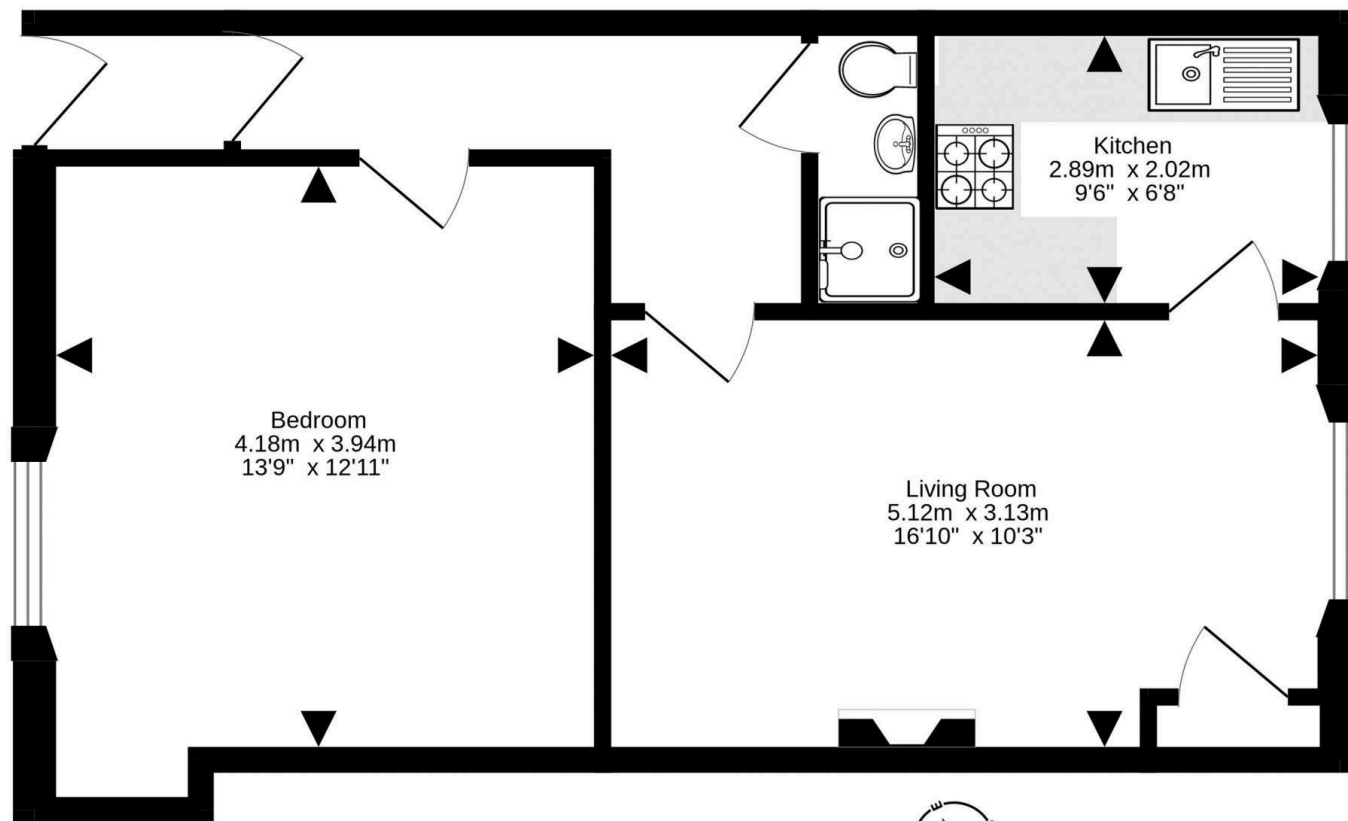


Haymarket enjoys a prime location to the west of Edinburgh city center and is within easy walking distance of local services and amenities, cultural and heritage attractions, and the capital's business and financial quarter.

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 the 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.  
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