










Offers Over
£335,000

15 Cobden Terrace

Haymarket | Edinburgh | EH11 2BJ

A superb opportunity has arisen to purchase this impressive two bedroom double upper colony villa quietly situated within the heart of the vibrant Haymarket area of the city. Boasting a private garden whilst being positioned within walking distance of Haymarket Rail & Tram Stations and the fashionable West End of Edinburgh, the property will suit a variety of purchasers including professionals. Viewing suggested.

-  2 beds
-  2 public
-  1 bathroom
-  Private garden
-  Permit/meter parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; inviting entrance vestibule, hallway with understairs storage, bright and airy front-facing lounge with room for different configurations, fully-fitted kitchen with a range of freestanding white goods, paneling in splash areas and under-unit lighting whilst being styled with wooden units and a dark worktop, spacious dining room with an Edinburgh press, second floor landing with attic access, generously proportioned double bedroom with a feature window and ample space for freestanding furniture, single bedroom with a Velux window offering flexible use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and a mixture of single and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

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

Viewing

By appointment through Neilsons 0131 625 2222.



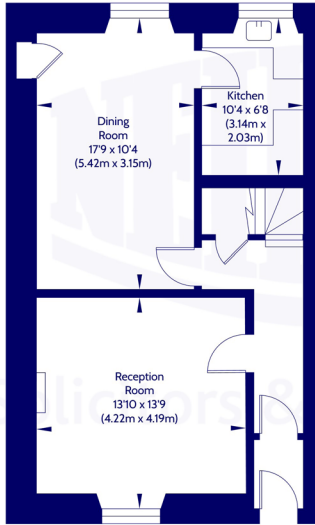


Location

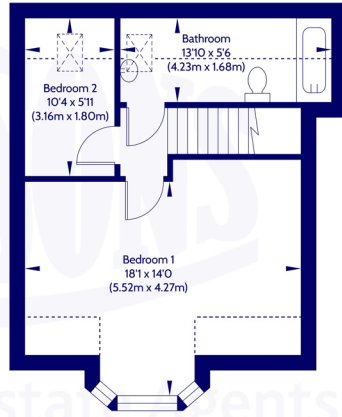
Haymarket is located within the fashionable West End of Edinburgh City Centre. The area is well served by a wealth of amenities with a wide range of shops, supermarkets, cafes, delis, takeaways, pubs and restaurants. The city centre, tourist attractions and the up-and-coming Haymarket Development are 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.



Approx. Gross Internal Floor Area 82.87 Sq M / 892 Sq Ft.



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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