



Solicitors & Estate Agents












Offers Over

£380,000

12/4 Atholl Place, Coates Crescent

West End | Edinburgh | EH3 8HP

Neilsons are delighted to offer to market this charming and well-proportioned two bedroom flat forming part of a characterful Georgian building in the heart of the city's desirable West End. With impressive amenities and transport links on it's doorstep, this property will undoubtedly appeal to professionals and investors.

-  2 bedrooms
-  1 Box room/Home Office
-  1 public room
-  1 bathroom
-  Kitchen diner
-  Gardens
-  Parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is in true walk-in condition while briefly comprising of; welcoming entrance hallway with cloak cupboard, bright and airy lounge with custom-built window seating, beautiful cornicing, an Edinburgh press cupboard and a feature gas fireplace, fully-fitted kitchen/diner with a range of integrated white goods, breakfast bar dining area, tiling in splash areas and pulley drying rack while being styled with stylish gloss units and a wooden worktop, box room allowing for a home office space, generous double bedroom with window seating and extensive of integrated wardrobe space for storage, second good sized double bedroom with another window seat currently used as a dining room, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from gas central heating and single glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge-freezer, dishwasher and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is controlled permit parking available while there on-street paid parking for visitors. There are communal gardens located nearby at Atholl Crescent and Coates Crescent.

Viewing

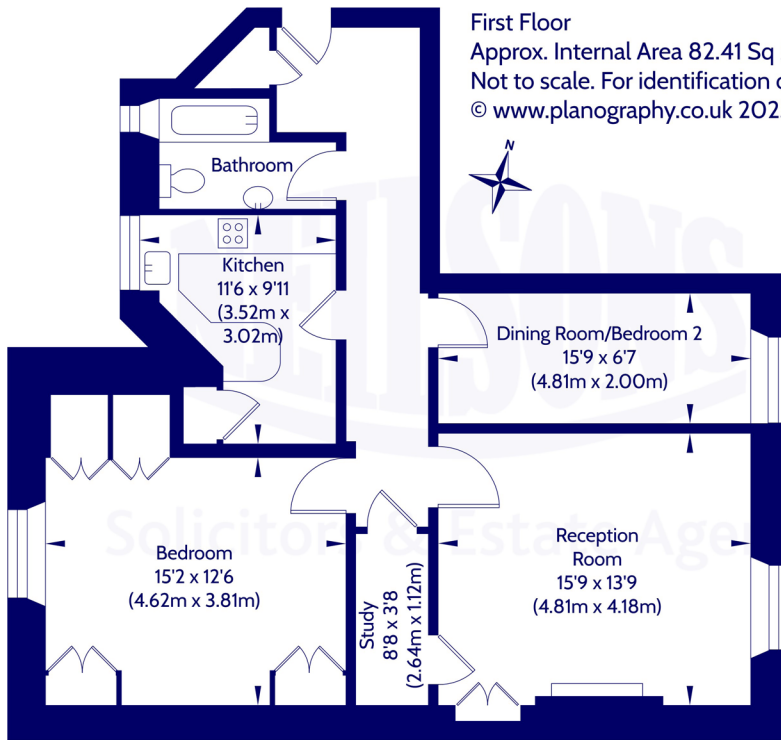
By appointment through Neilsons 0131 625 2222.





Location

Atholl Place is situated in the highly sought-after West End district of Edinburgh city centre, providing excellent access to the capital's world-class amenities, from outstanding entertainment and shopping facilities to the historical cultural attractions. Within minutes you can find yourself on Princes Street and George Street where all of the fashionable high-street retailers and high-end boutiques can be found. Nearby, the picturesque Dean Village provides an escape from the bustle of city allowing for nice walks along the Water of Leith as does the iconic Princes Street Gardens set below the world-famous Edinburgh Castle. The West End offers countless upmarket bars and gourmet restaurants as well as some of Edinburgh's most renowned music venues and theatres including the Traverse Theatre, the Lyceum, and Usher Hall. With its central location, the West End is served excellently by public transport links with regular tram and bus services as well as the close-by Haymarket tranks station for travel beyond Edinburgh. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



First Floor
Approx. Internal Area 82.41 Sq M / 887 Sq Ft.
Not to scale. For identification only.
© www.planography.co.uk 2023

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

