



lindsays

**40/1 Coates Gardens,
West End, Edinburgh, EH12 5LE**

"An elegant first floor flat which boasts beautiful features, located in the highly regarded West End"

- Hall
- Elegant bay windowed sitting room
- Fully fitted breakfasting
- Two double bedrooms
- Spacious shower room
- Gas central heating
- Sash & case windows
- Residents permit parking

EPC Rating C

OFFERS OVER £375,000



Description

An elegant first floor flat which boasts beautiful features, situated within a converted townhouse located in the highly regarded West End. This superb property enjoys a lovely position, with an outlook towards Eglinton Crescent, and although is now in need of some modernisation and upgrading offers excellent potential with the opportunity to create a stylish home in a sought-after location. In brief the accommodation comprises; hall with two storage cupboards, elegant bay windowed sitting room with feature fireplace and dining recess to the rear, fully fitted breakfasting kitchen, two double bedrooms both quietly situated to the rear with fitted wardrobes, and spacious shower room.

Area

Located in the city's West End, Coates Gardens could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop at Haymarket provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is only minutes away.

Viewing

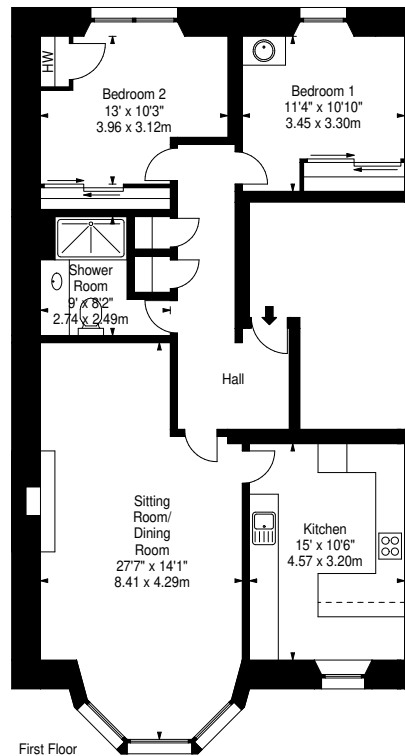
by appointment contact Lindsays – propertyadmin@lindsays.co.uk



Coates Gardens,
Edinburgh,
Midlothian, EH12 5LE



Approx. Gross Internal Area
978 Sq Ft - 90.86 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.