



**lindsays**

19/3, Wester Coates Gardens,  
Wester Coates, Edinburgh, EH12 5LT

*"a spacious ground floor flat which benefits from a private garage and enjoys a beautiful outlook over the communal garden"*

- Lift
- Spacious sitting room/dining room
- Fully fitted kitchen
- Two double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Private garage
- Residents parking
- Landscaped communal grounds

EPC Rate C

**OFFERS OVER £360,000**





## Description

A spacious ground floor flat which enjoys a beautiful outlook over the immaculately maintained communal garden, situated in a small established modern development located in the highly regarded area of Wester Coates. This superb property offers a delightful home which benefits from a single garage which has power and light. The property benefits from a lift which can be accessed from garage level. In brief the accommodation comprises; entrance hall with excellent storage, spacious sitting room/dining room enjoying a lovely outlook, fully fitted kitchen which can be accessed from both the hall and sitting room with window overlooking the garden, two double bedrooms both with built in mirrored wardrobes, and modern shower room.

## Area

Wester Coates is a peaceful and sought after residential area situated within the Coltbridge and Wester Coates Conservation area, within 1.5 miles of Edinburgh City Centre and the financial district. There is a local supermarket and a range of independent shops and cafes in nearby Roseburn and Haymarket Terrace. Craighleith Retail Park is a short drive away, with a Sainsbury's Superstore, M&S and a number of other popular retail outlets. Comely Bank and Stockbridge are slightly further, where there is a Waitrose store and numerous other shops and restaurants. Nearby is access to the Edinburgh cycle network and Water of Leith walkway, which extends from Balerno to Leith, via the Dean Village and Stockbridge and with access to the Modern Art Gallery. Golf is well served with Murrayfield and Ravelston Golf clubs both nearby.

## Viewing

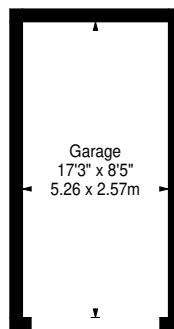
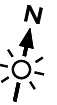
Sunday 2-4pm or by appointment contact Lindsay's



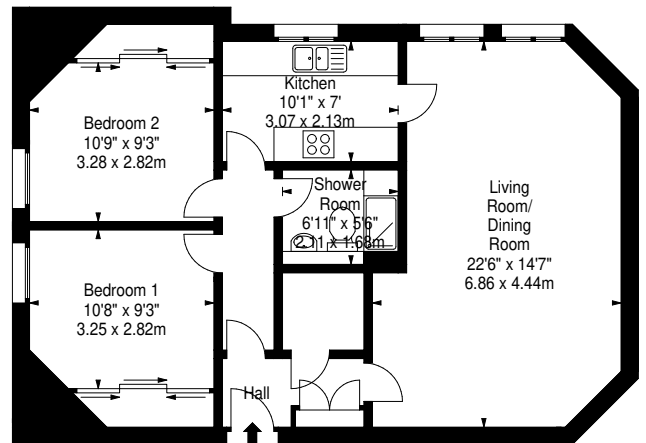
### Wester Coates Gardens, EH12 5LT



Approx. Gross Internal Area  
776 Sq Ft - 72.09 Sq M  
Garage  
Approx. Gross Internal Area  
147 Sq Ft - 13.66 Sq M  
For identification only. Not to scale.  
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Ground Floor



Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsay's 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.