

McEwan Fraser Legal

Solicitors & Estate Agents

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22/1 Coates Gardens

EDINBURGH, EH12 5LE

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Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The interiors often feature spacious high ceiling rooms with beautiful, ornate cornice work and ceiling roses. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain.

Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities. The two magnificent squares, St. Andrew Square and Charlotte Square, are linked by George Street and, along with Queen Street, are home to Edinburgh's business world. There is an endless variety of restaurants and bars with every possible taste in food catered for hotels, theatres and cinemas are all within easy reach at the West End and are, at most, a five minute walk away. Art galleries and places of historical interest abound.

Small, local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. These areas also provide their own local building society, banking and post office services. Naturally, there are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverly Station provide an excellent train service to all parts of the country. Coates Gardens is also conveniently located for the tram, providing easy access to the airport.













McEwan Fraser Legal are delighted to bring to the open market this two bedroom ground floor flat. Great emphasis has been placed on the creation of easily managed and free-flowing space, and on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this property, which is well suited for today's modern living and finished to an excellent standard throughout. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail the property consists of a welcoming hallway with ample built in storage. The large living/dining room (bay window with working shutters, Edinburgh press and intricate Victorian cornicing) provides ample space for free standing furniture and different furniture configurations. There is also the added benefit of a modern wood-burning stove with slate hearth. The kitchen comes with floor to ceiling units, induction hob, double oven, hood, integrated fridge freezer, dishwasher, washer dryer and generous work top space.

There are two good sized double bedrooms, which overlook gardens to the rear and are both bright and airy and very quiet. The larger also features an Edinburgh press. Both have original working shutters, and space for free standing furniture.

The newly refurbished partially tiled bathroom completes the property with a shower from the mains over the bath, wash hand basin, W/C and heated towel rail. An 'attic' type space, providing generous additional storage, is located above the bathroom, accessible from a hatch in the hallway by a Ramsay-ladder.

The property also benefits from gas central heating and newly laid wooden flooring in the living room, kitchen and hallway. There is also a locked cellar external to the flat, accessible from the communal hallway, which the current owners use to store firewood, but could also be used for bicycle storage. Residents of Coates Gardens are also entitled to apply for Associate Membership of The Eglinton & Glencairn Gardens Association, which provides access to the well kept private gardens at the top of the street. Rental of a private parking space may be possible at the near by St Mary's Music School, although residents on street parking is plentiful.

Early viewing is highly recommended.













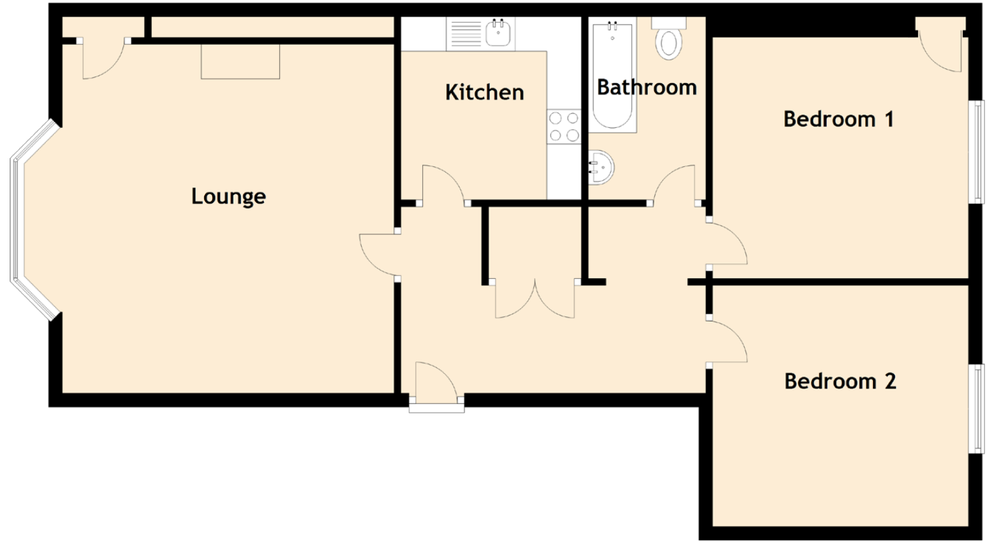












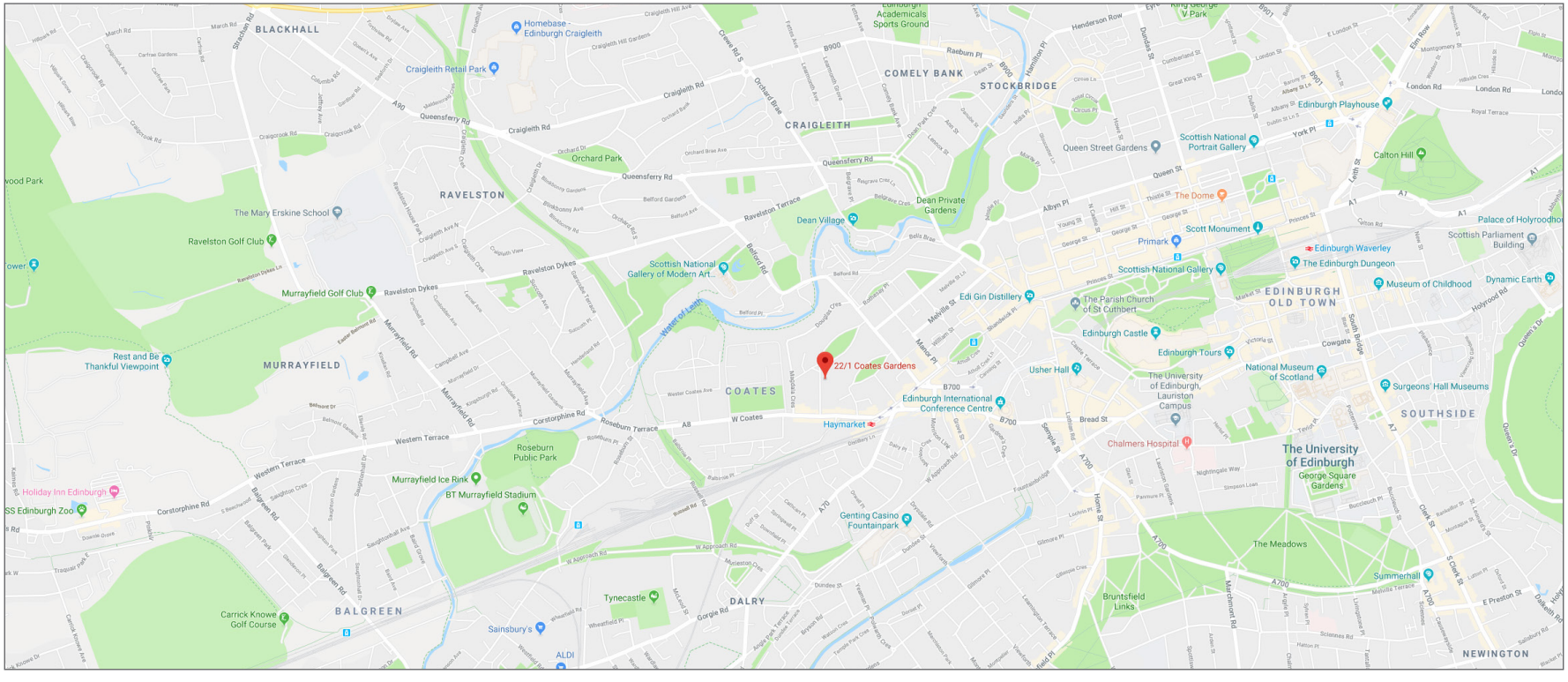
Approximate Dimensions (Taken from the widest point)

Lounge	5.05m (16'7") x 4.80m (15'9")
Kitchen	2.65m (8'8") x 2.61m (8'7")
Bedroom 1	3.70m (12'2") x 3.39m (11'1")
Bedroom 2	3.49m (11'5") x 3.36m (11')
Bathroom	2.28m (7'6") x 1.70m (5'7")

Gross internal floor area (m2) : 80m² // **EPC Rating :** C

Specifications

FLOOR PLAN, DIMENSIONS & MAP



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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES



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