





McEwan Fraser Legal

Solicitors & Estate Agents

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18/1 Coates Gardens

EDINBURGH, EH12 5LB







Edinburgh

EH12 5LB

Coates Gardens locates in the desirable West End and forms the southern boundary of the famous New Town. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offer some of Edinburgh's most specialised shops. The two magnificent squares, St Andrew Square and Charlotte Square are linked by the prestigious George Street and along with Queen Street are home to Edinburgh's business world.

In and around the City Centre and especially at this West End location, there is an endless variety of restaurants and bars with every possible taste in food catered for. It's hotels, theatres and cinemas are within easy reach and are at most a five-minute taxi drive away. Art galleries and places of historic interest are all within easy reach. The property is also conveniently placed for the Edinburgh International Conference Centre and Edinburgh's new financial district.

There are several small shops close to the property, whilst at Haymarket itself and Dalry Road, which is only a short distance away, are all manner of shops providing virtually every daily requirement. This area is also well served for banking, building society and post office services. If these prove to be insufficient, it is a simple matter for the energetic to walk into the West End of Princes Street.

The flat is a minutes walk from the Haymarket transport hub which includes the British Rail station and tram and bus stops providing access across the city, to the airport and throughout Scotland and the uk.









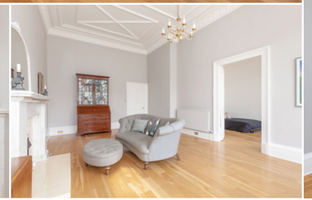














18/1 Coates Gardens

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18/1 Coates Gardens is a desirable two bedroom first floor flat that is situated in a prime residential area in Edinburgh's affluent West End and forms the first floor of a B listed Victorian townhouse. The property is in excellent condition, boasting a range of period features and spacious accommodation throughout and would therefore be an ideal purchase for any professionals looking for a City Centre location.

This stunning building is entered from the well-kept secure entrance and communal stair. On entering, the hallway provides access to all the rooms. A breathtaking lounge/diner to the front of the property has a grand bay window overlooking the front with additional period features including ornate cornice, high ceilings, a feature gas fire with marble surround and plenty of space for living and entertaining. A Modern fully equipped kitchen at the rear provides ample wall and base mounted units, an integrated gas hob, electric oven and extractor hood. The two double bedrooms, both provide ample space for free-standing furniture arrangements, an Edinburgh press and are flooded with natural light. Additionally, the larger bedroom features a gas fire and working shutters. The fully tiled bathroom with three-piece suite and electric shower over the bath complete the rooms. There is a large attic above the kitchen and bathroom providing ample storage.

Externally, the property has the added benefit of key access to Magdala Crescent garden offering a floral setting and a truly relaxing atmosphere. The Water of Leith walkway is nearby providing pedestrian and cycle routes across the city to Balerno, Stockbridge and Leith Plenty of permit and on-street parking is also available to accommodate residents and visitors alike.

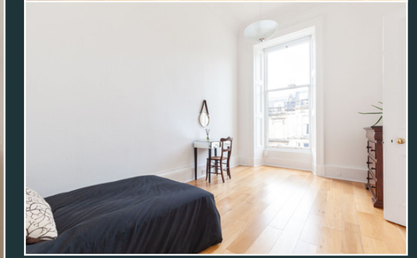
The property further benefits from solid oak flooring, gas central heating and original Sash & Case windows.



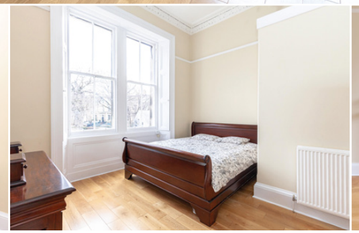




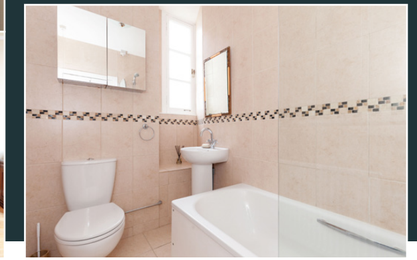












Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



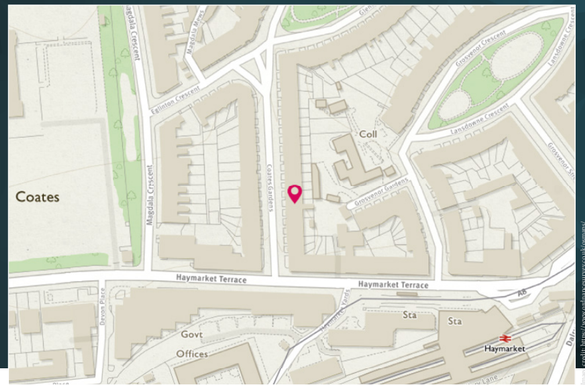
Approximate Dimensions (Taken from the widest point)

Lounge	8.44m (27'8") x 3.98m (13'1")
Kitchen	3.17m (10'5") x 1.83m (6')
Bedroom 1	6.27m (20'7") x 4.00m (13'1")
Bedroom 2	4.76m (15'7") x 3.24m (10'8")
Bathroom	2.27m (7'5") x 1.50m (4'11")

Gross internal floor area (m^2): 87m^2 | EPC Rating: D

Extras (Included in the sale): Some fixtures, fittings, all floor coverings and integrated appliances.

Please note, other items listed below may be sold separately through negotiation. Chandelier In the bedroom and SMEG fridge.









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Part Exchange Available

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SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
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