

# 26/3 Coates Gardens

WEST END, EDINBURGH, EH12 5LE



GENEROUSLY PROPORTIONED  
TWO-BEDROOM FLAT



0131 524 9797

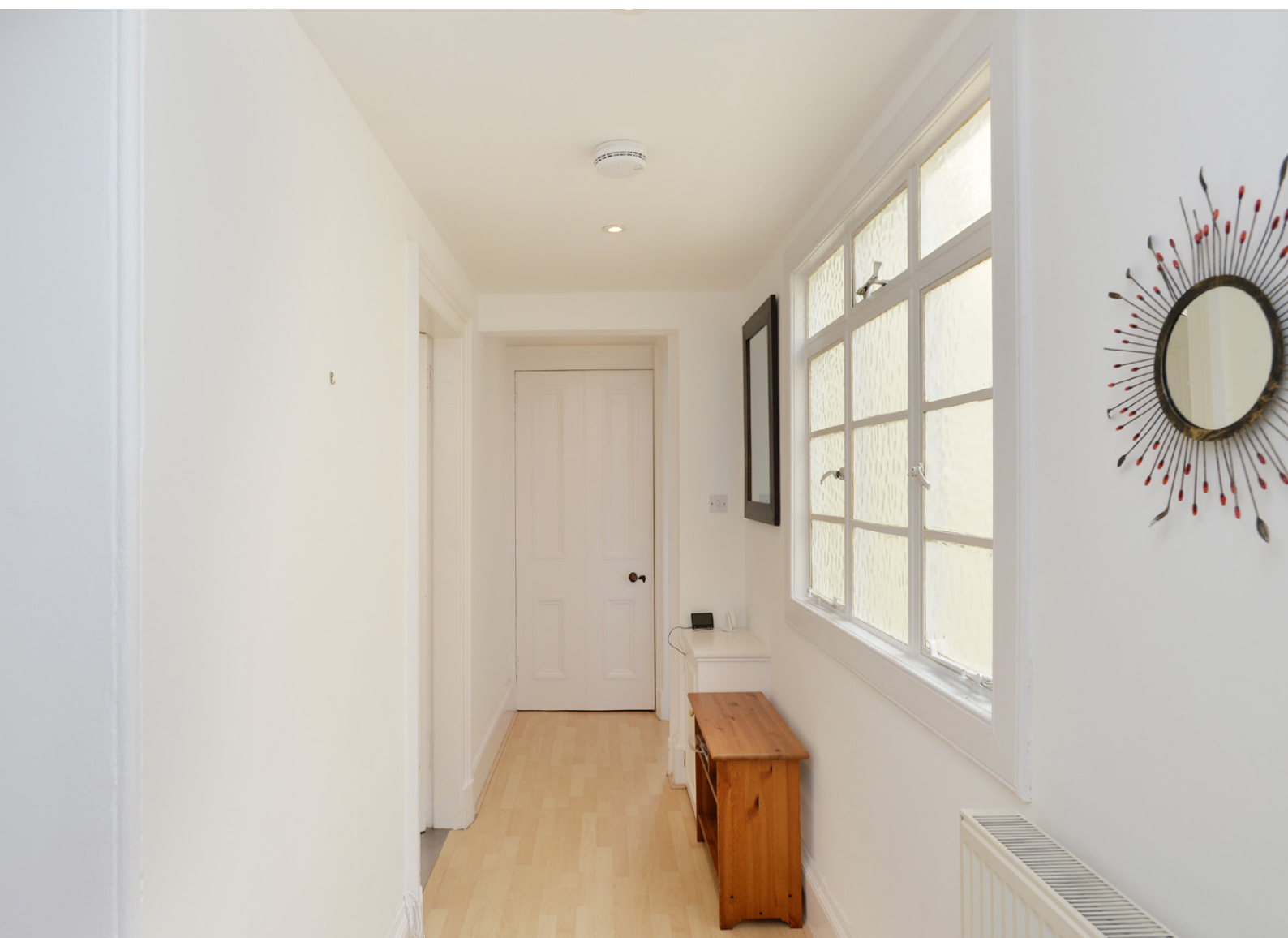


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McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat in Edinburgh's historic West End.

Inside, the property comprises of a spacious living area which is generously proportioned with various possibilities for furniture arrangements. Featuring a modern gas fireplace and is flooded with natural light from the large windows. The fully equipped kitchen which is bright and spacious with excellent storage space. Fitted with a five-ring gas hob, double oven and also accommodates a small dining table. The flat has two generous double bedrooms both of which are double in size with space for free-standing storage options. The master bedroom has a private balcony which will accommodate a table and chairs. The bathroom is equipped with a three-piece suite and has a mains shower over the bath, as well as benefiting from natural light through the skylight.

In addition to this, the property benefits from on-street residents permit parking as well as gas central heating, making for a warm home, year round.

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# The Lounge





# The Kitchen







**Bedroom 1**







**Bedroom 2**

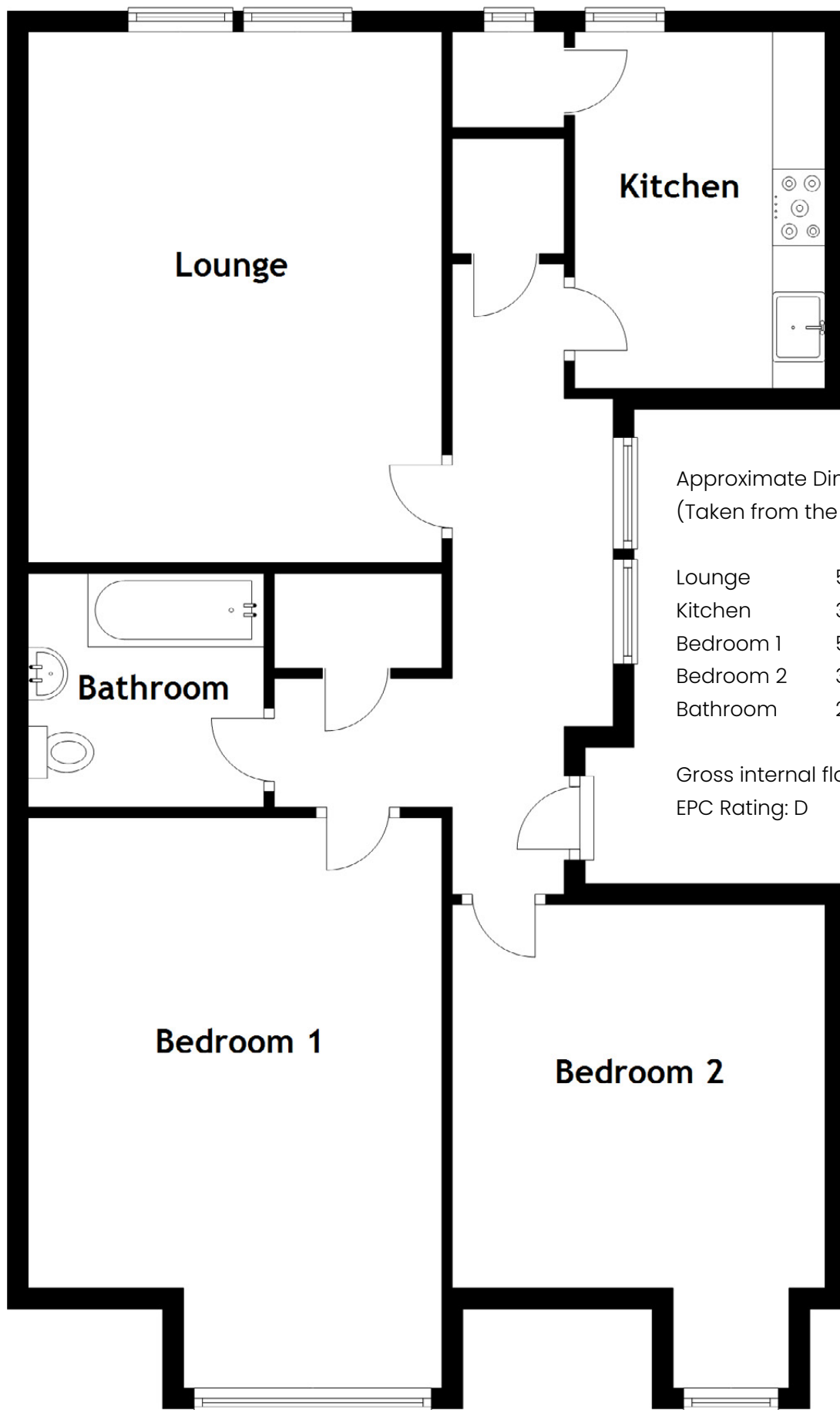












Approximate Dimensions  
(Taken from the widest point)

Lounge	5.07m (16'8") x 3.95m (12'11")
Kitchen	3.40m (11'2") x 2.39m (7'10")
Bedroom 1	5.44m (17'10") x 3.95m (12'11")
Bedroom 2	3.66m (12') x 3.56m (11'8")
Bathroom	2.25m (7'5") x 2.23m (7'4")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>  
EPC Rating: D





Nestled within the heart of the historic city of Edinburgh, the West End stands as a testament to the harmonious blend of rich heritage and contemporary living. Boasting a perfect juxtaposition of Victorian elegance and modern dynamism, this area captures the essence of Edinburgh's renowned charm.

Situated just a stone's throw away from the city centre, the West End offers unparalleled convenience. With easy access to Princes Street and George Street, the bustling epicentres of shopping, dining, and entertainment, residents find themselves immersed in the pulse of the city's vibrant life.

The recent addition of the tram to Newhaven has further solidified the West End's status as a transportation hub. This seamless connectivity ensures that residents enjoy swift and convenient travel across the city, all the way to the picturesque waterfront of Newhaven. Additionally, the tram line extends its reach to Edinburgh Airport, granting you stress-free access to global destinations. Haymarket Railway Station is also within close proximity of the property.

## The Location





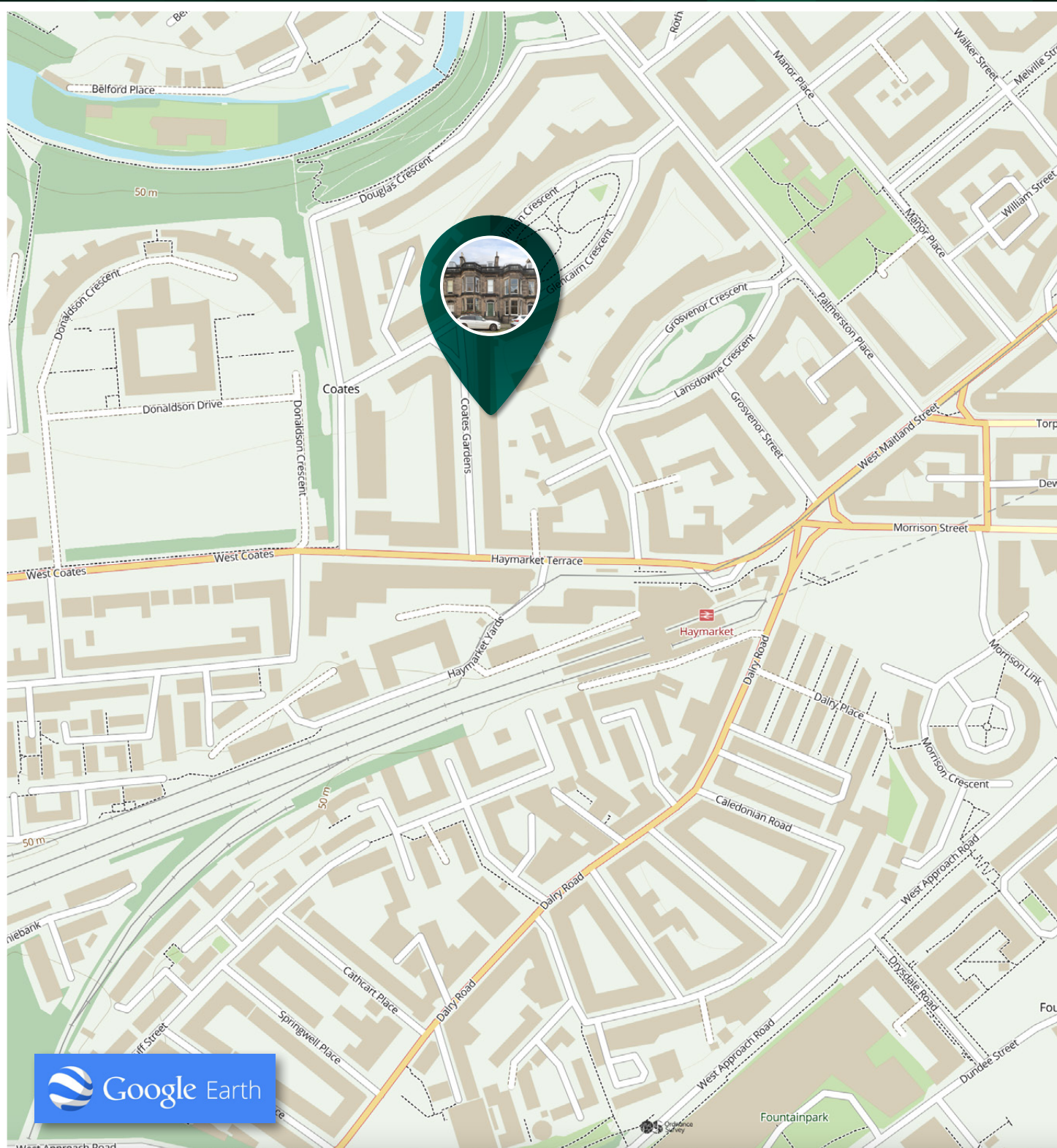
Immerse yourself in the allure of historic architecture as you stroll through the cobbled streets of the West End. Majestic Georgian and Victorian town-houses stand as timeless landmarks, each façade telling a story of a bygone era. The melding of the old and the new creates a unique aesthetic that is quintessentially Edinburgh.

Indulge in an exquisite culinary journey with an array of fine dining restaurants, charming cafes, and trendy bars. The West End is a gastronomic paradise where flavours from around the world converge, catering to every palate.

For those seeking a serene escape, the West End doesn't disappoint. The peaceful greens of Princes Street Gardens and the nearby Dean Village provide an oasis of calm amidst the urban bustle. As the city's popularity continues to soar, investing in the West End is not only an investment in property but also in the unmatched Edinburgh experience. The area's desirability ensures a promising future in terms of value appreciation.

## The Location





# McEwan Fraser Legal

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