

29a

Coates Gardens

Edinburgh
EH12 5LG



Bright and spacious two-bedroom, two-bathroom main door basement flat with fully enclosed private gardens in high desirable Coates. The property is in excellent order throughout having been decorated in neutral calming tones and is offered to the market in move in condition.

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core at the St James Quarter, George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a M&S Foodhall at Haymarket along with a Tesco Express and Co-operative Food. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.



The accommodation comprises:

- Welcoming dining hall with access to all accommodation. Wood floors and feature lighting.
- Spacious rear facing sitting room with sash windows, built in bookcases, feature fire, cornice, Edinburgh press and wood floors. Storage cupboard.
- Kitchen fitted with a range of base and wall mounted units with island and breakfast bar. Integrated oven, 6 burner hob with extractor over, integrated microwave, dishwasher and a fridge freezer. Granite worksurfaces, undermount sink and lighting. Door to rear garden.
- Bedroom one with window to front, Edinburgh press, cornice and door to ensuite shower room. Ample space for freestanding furniture. Varnished floors.
- En-suite shower room larger shower enclosure with mains valve shower, vanity sink with cabinet over, and toilet. Decorative display recesses and contemporary tiling. Heated towel rail.
- Bedroom two with working shutters and ample space for freestanding furniture.
- Main Bathroom with bath & mains valve shower over, wall hung basin and enclosed cistern toilet. Chrome heated towel rail and mirrored cabinet over sink.
- Utility cupboard housing washing machine and benefitting from storage units and sink which is located off the hall.



Viewing by appointment on 0131 524 3800













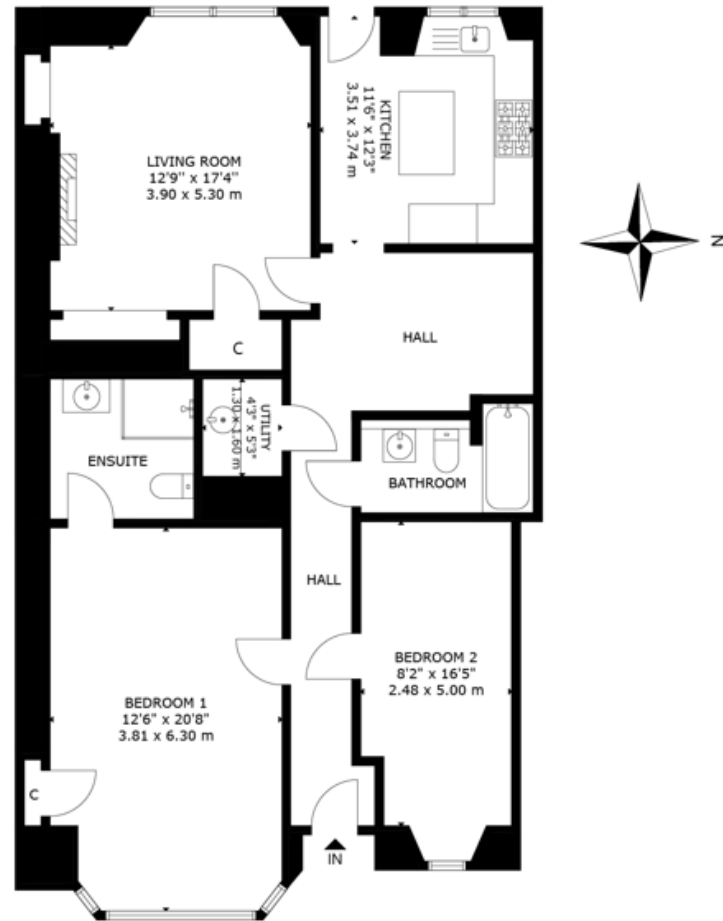


Externally, the property benefits from a private enclosed walled garden with patio accessed from the kitchen and is laid to lawn with planting. This is the perfect spot for alfresco dining and is pet and child safe being bounded by high stone walls.

The front courtyard has slate chippings and paving slabs for ease of maintenance. Mature shrubs soften the landscape.

There is on street residents permit parking.

- EPC Band- D
- Council Tax Band- F



GROUND FLOOR

29A COATES GARDENS, EDINBURGH, EH12 5LG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,248 SQ FT / 116 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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