

44/6 Haymarket Terrace

WEST END, EDINBURGH, EH12 5LA



*Traditional Edinburgh tenement
with outstanding potential*



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McEwan Fraser Legal is delighted to present this traditional second-floor tenement flat, which presents an exceptional opportunity for buyers seeking a full renovation project in a prime central location.

THE LIVING ROOM



Offering generous proportions throughout, the property comprises two well-sized bedrooms, a versatile box room, spacious living accommodation and a wealth of period charm waiting to be restored.

THE KITCHEN





The flat retains a number of fine original features, including impressive high ceilings and ornate corning, showcasing the character and elegance synonymous with Edinburgh's traditional tenement architecture. Modernisation required, the property offers outstanding potential for transformation into a superb city residence or investment opportunity, with ample scope to reconfigure and upgrade to suit individual tastes and requirements.

THE SHOWER ROOM



THE BEDROOMS



THE BATHROOM



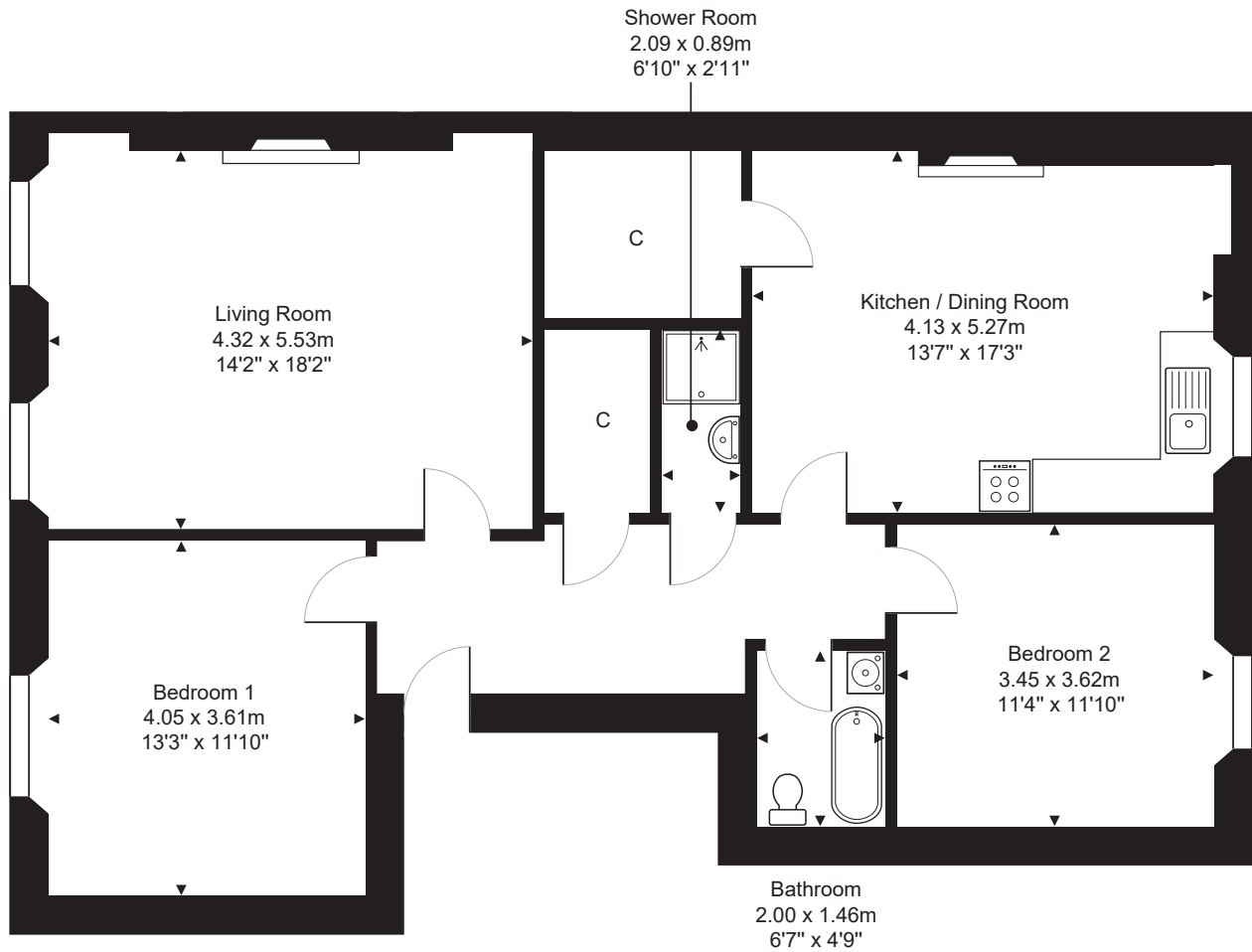
Perfectly positioned within easy reach of Haymarket Station, the West End and Edinburgh City Centre, the property benefits from excellent transport links and a wide range of local amenities, cafes, restaurants and green spaces nearby.

A rare opportunity to acquire a characterful property with significant potential in one of Edinburgh's most desirable central locations.

EXTERNALS

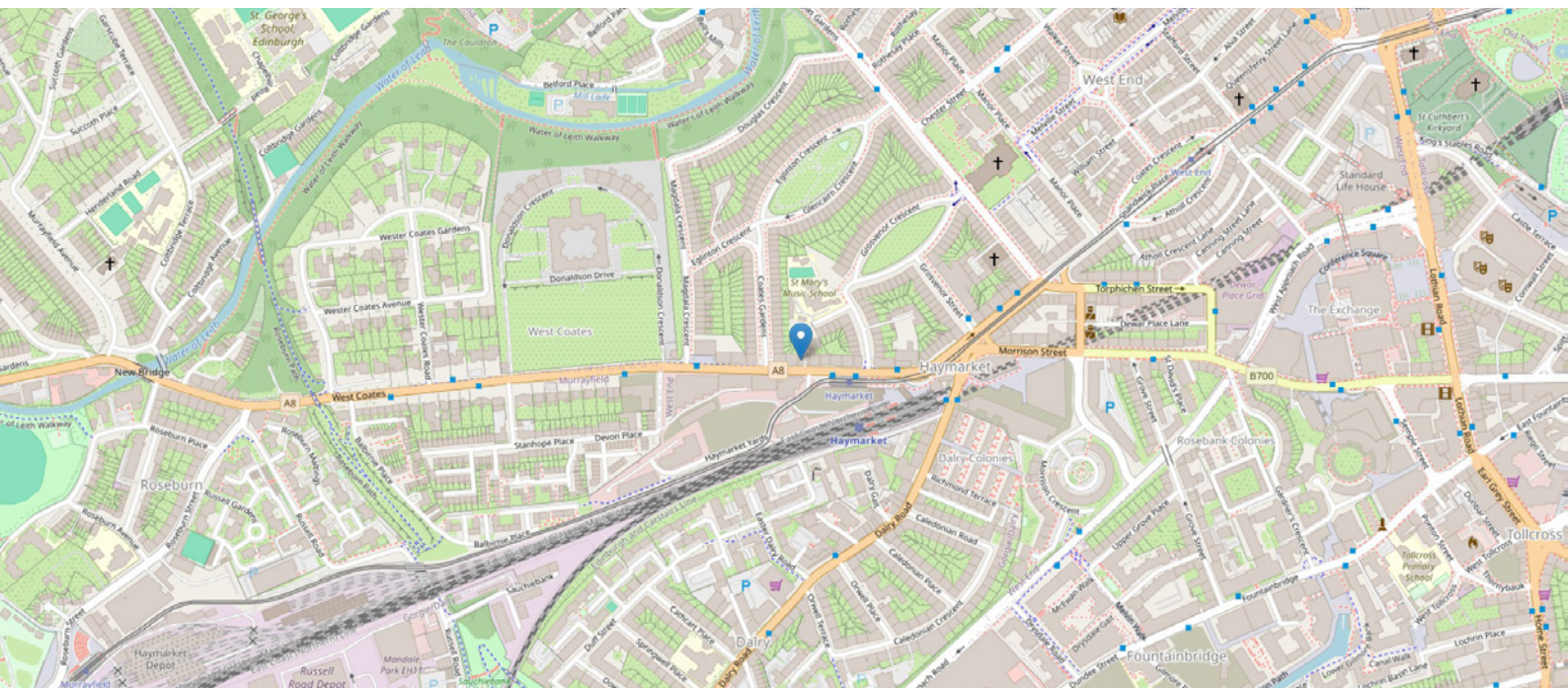


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 99m² | EPC Rating: C



THE LOCATION

This property is located in the Haymarket area, which forms the south boundary of the famous New Town. Princes Street, with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers 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 the West End, there is an endless variety of restaurants and bars with every possible taste in food catered for. Its 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.

There is a wide variety of bus services travelling through the area, and as Haymarket is a crossing point for all of these services, it is a simple matter to travel to any part of the city. There is also a British Rail Station at Haymarket, where there are train services to places throughout Scotland. There is no doubt that the biggest addition to the area, in living memory, is the new tram service, which is available only a stone's throw from this property. This provides commuters with a fast and efficient service to the City Centre, Edinburgh Airport and surrounding areas.




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**Part
Exchange
Available**



Text and description
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 Surveyor



Layout graphics and design
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 Designer

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