




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Buckingham Terrace

EDINBURGH, EH4 3AB



Edinburgh

EH4 3AB

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. There is a variety of local amenities within walking distance in the cosmopolitan district of Stockbridge offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Co-operative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall.

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. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village.

Haymarket rail station is close by and regular public transport provides swift access in and around the city. The tram stop at Haymarket provides swift access to Edinburgh Airport and other areas of the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, the Forth Road Bridge and central motorway network.



1 Buckingham Terrace

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This desirable two bedroom ground floor flat is situated in a prime residential location in Edinburgh's affluent West End area. 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 or premium 'buy to let' investor.

The property is entered from the well-kept vestibule and grand communal stair on the ground floor, on entering, the hallway provides access to all the rooms and a secure entry phone system. A well-proportioned lounge/diner to the front of the property has a bay window overlooking the front with additional period features including ornate cornice, original floors, a feature gas fire and ample space for living and entertaining. A Modern fully equipped kitchen hosts a range of floor and wall mounted units, breakfasting space, an integrated gas hob, oven, extractor hood, fridge and washer. Two double bedrooms to the rear, both provide ample space for free-standing furniture arrangements, original flooring and are flooded with natural light. The partially tiled marble bathroom with three-piece suite, mains shower complete the rooms.

Externally, the property has the added benefit of key access to some of Edinburgh's finest private gardens (subject to a small annual charge). The Belgrave and Dean Gardens offer picturesque views and a truly relaxing atmosphere. Plenty of permit and on-street parking is also available to accommodate residents and visitors alike. It's worth noting the property further benefits from gas central heating and original Sash & Case windows.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

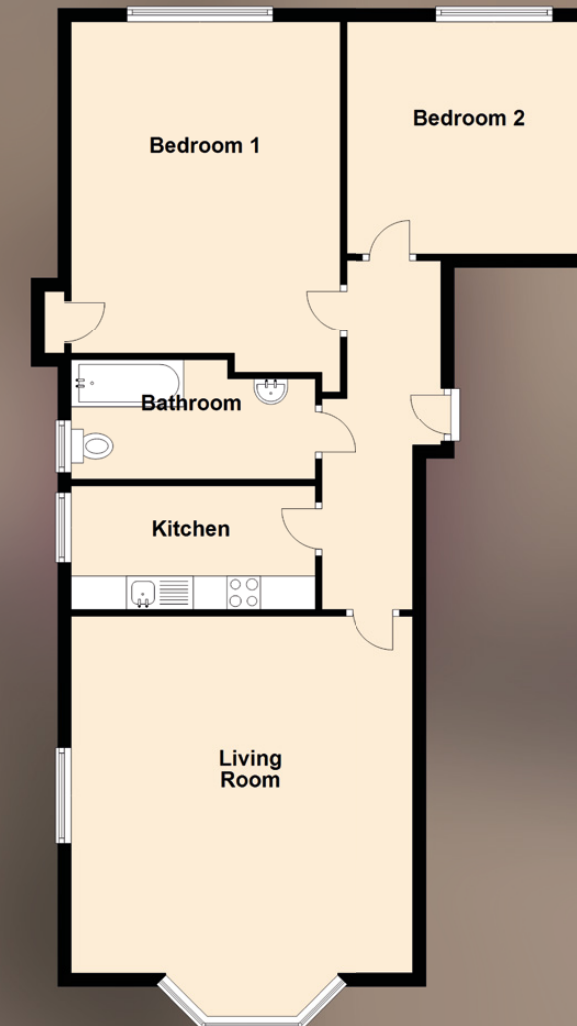
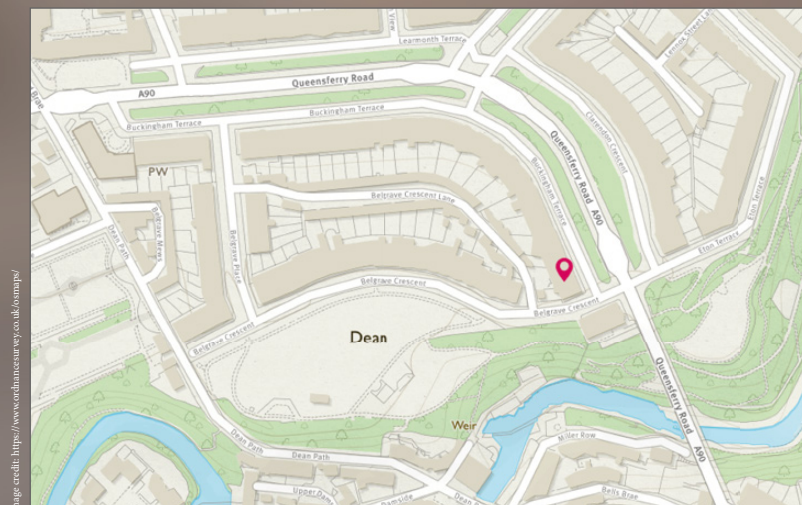
Approximate Dimensions (Taken from the widest point)

- Living Room 6.59m (21'8") x 5.10m (16'9")
- Kitchen 3.50m (11'6") x 1.84m (6')
- Bathroom 3.65m (12') x 1.78m (5'10")
- Bedroom 1 4.42m (14'6") x 4.02m (13'2")
- Bedroom 2 3.63m (11'11") x 3.46m (11'4")

Gross internal floor area (m²): 89m² | EPC Rating: D

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

Please note, other items may be sold separately through negotiation.





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