



*Spacious Two Bed Flat In
Edinburgh's Desirable Haymarket.*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Haymarket. The property is a development opportunity and would benefit from modernisation upgrades.

THE LOUNGE



Inside, the property comprises of:

- Fully equipped internal kitchen
- Spacious living room with plenty of natural light flooding in.
- Two double bedrooms.
- One spacious bathroom.

In addition to this, the property includes on-street residents parking.

THE KITCHEN





THE BATHROOM



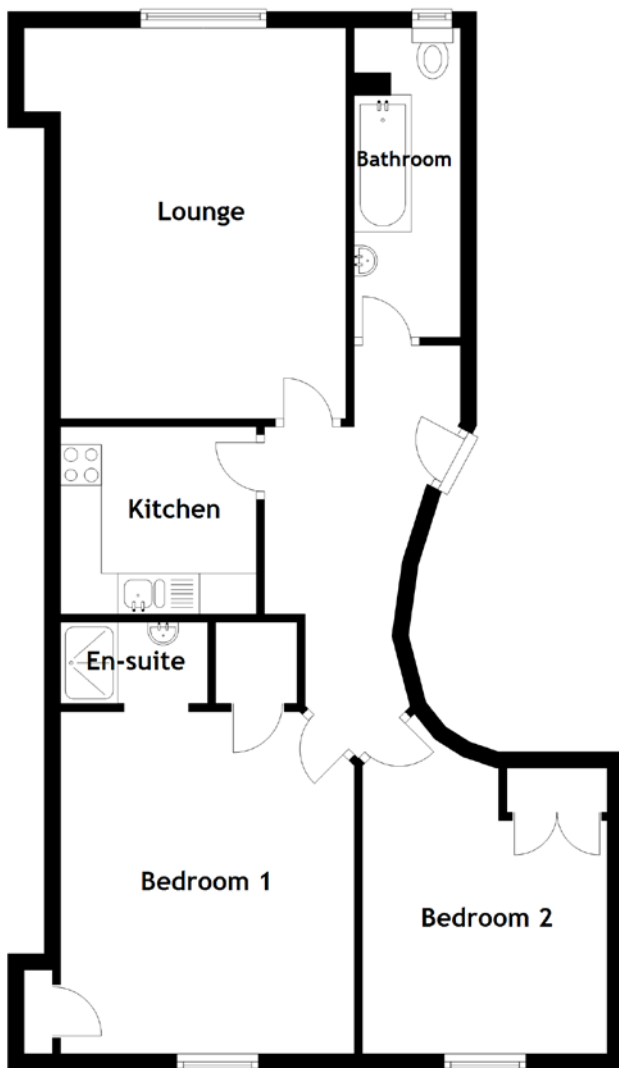
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP

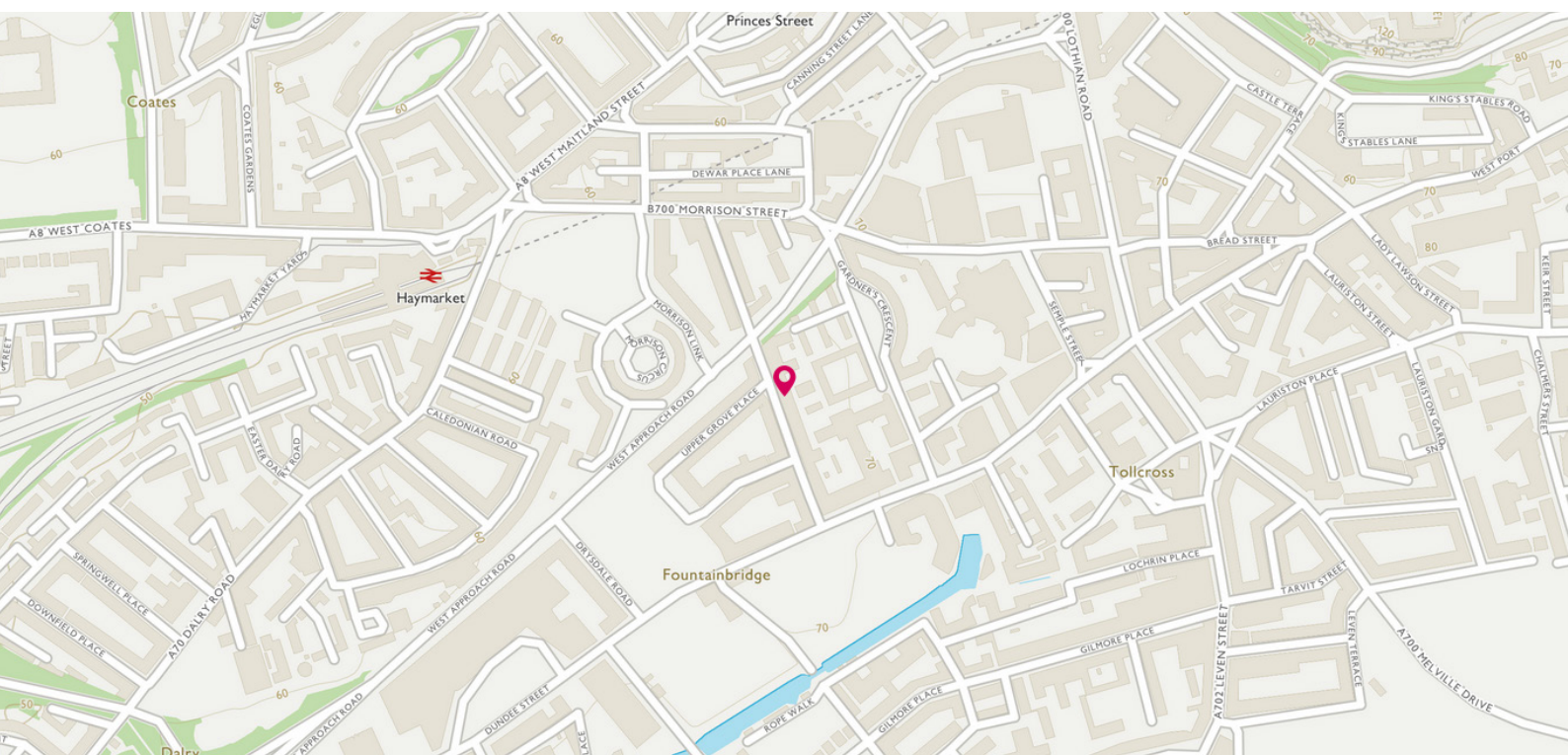


Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	2.40m (7'10") x 2.30m (7'7")
Bathroom	3.80m (12'6") x 1.30m (4'3")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
En-suite	1.80m (5'11") x 1.00m (3'3")
Bedroom 2	3.86m (12'8") x 3.00m (9'10")

Gross internal floor area (m²): 66m²

EPC Rating: C



THE LOCATION

This property is located in the Haymarket area. Close by is the infamous Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens.





St Andrew Square and Charlotte Square are linked by the prestigious George Street and are home to Edinburgh's business world. The city centre, especially the West End, provides a variety of restaurants and bars. Hotels, theatres and cinemas as well as art galleries and historical places of interest are within easy reach.

There are plenty of bus services travelling through the area and there is also Haymarket Railway Station. There is no doubt that the biggest addition to the area, in living memory, is the new tram service which is only a stone's throw from this property. This provides commuters with a fast and efficient service into the city centre and Edinburgh Airport. For anyone looking to commute out of Edinburgh, a simple drive west through the city will have you heading out towards Glasgow and north to Fife via the Forth Road Bridge.



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Part
Exchange
Available



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