

3 Hampton Place

COATES, EDINBURGH, EH12 5JA



*Two Bedroom Terraced Cottage In Edinburgh's
desirable Coates area of Edinburgh*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house in the west end/ Coates area of Edinburgh. A very sought after area. The property is in great condition having been well cared for over the years by the current owner.

THE LOUNGE



THE KITCHEN/DINER

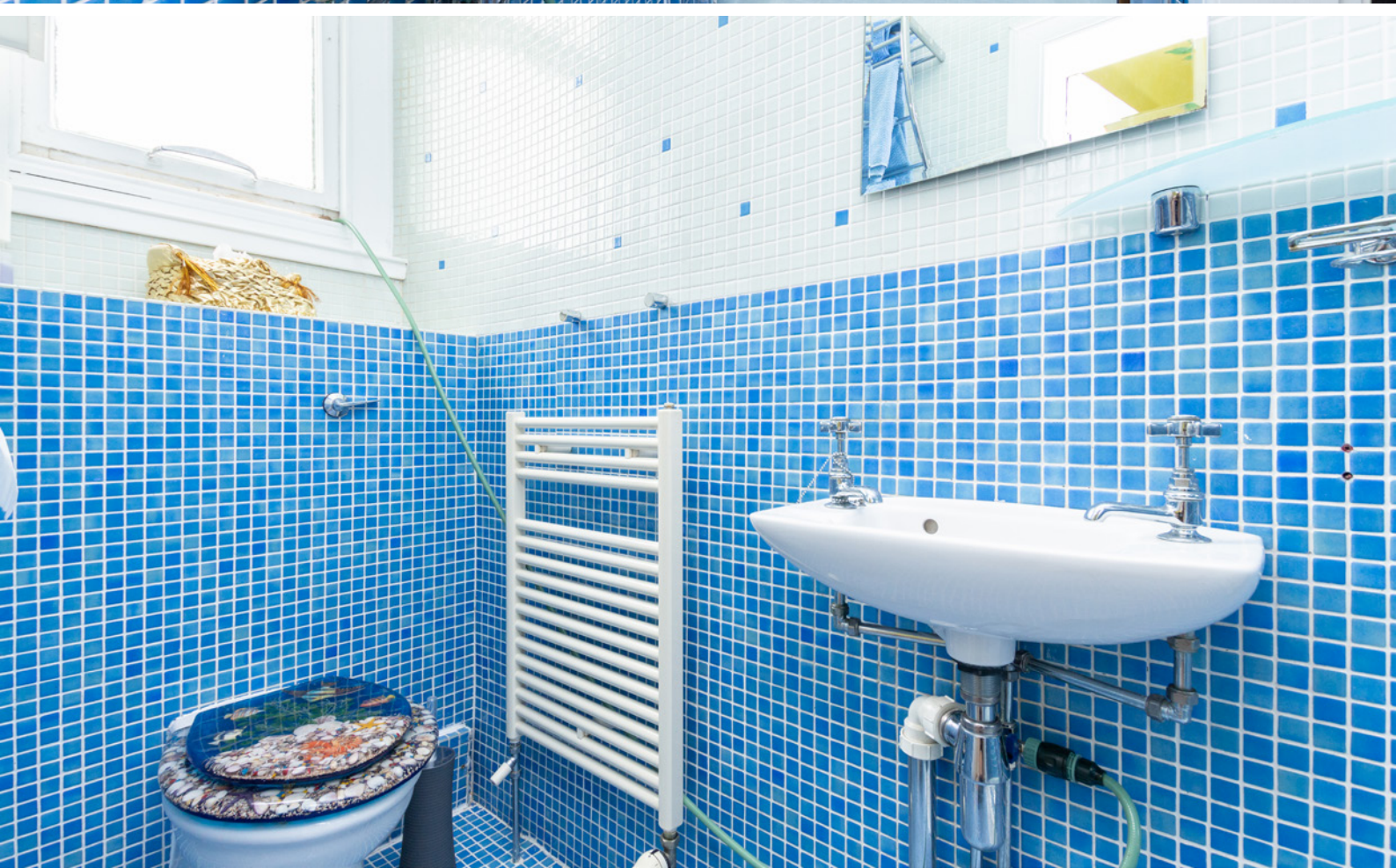


Inside, the property comprises of:

- The living area is spacious and is accessed off the hallway and benefits from a working fireplace.
- Fully equipped kitchen dining room which provides access to the rear garden. The kitchen is a large space that could offer various possibilities on configuration should a buyer install a new kitchen.
- The house benefits from two bedrooms large bedrooms which include built-in wardrobes in both as well as a study on the first floor.
- Two bathrooms come in the form of an en-suite bathroom which has just been renovated and a shower room. Both of which are three-piece and in excellent working order.
- The garden would fall under the classification of a walled garden. Very secure and desirable sun trap.



THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



THE STUDY

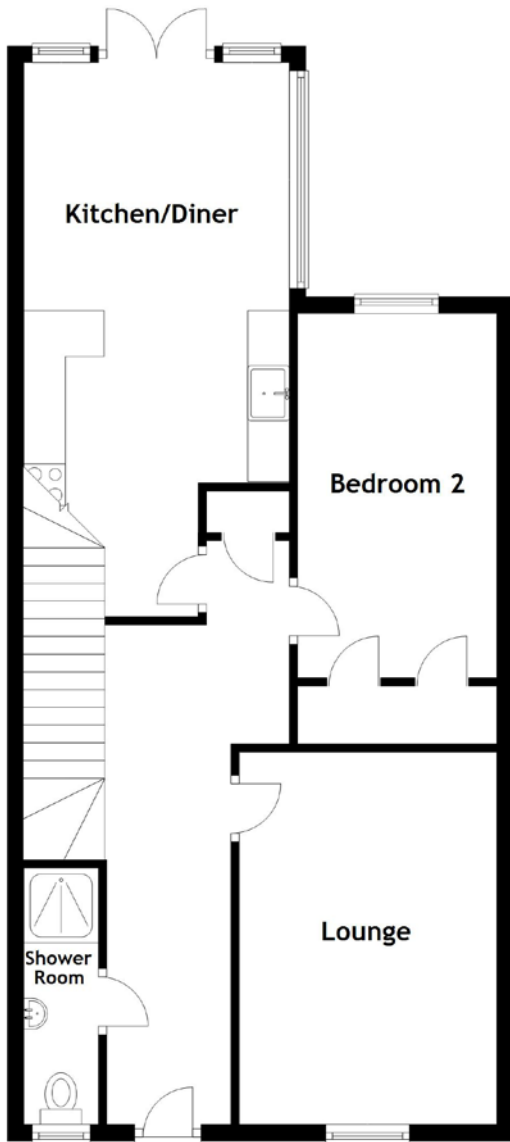


In addition, the property includes gas central heating, single glazed windows and more than adequate on-street permit parking for residents with pay and display for visitors alike.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

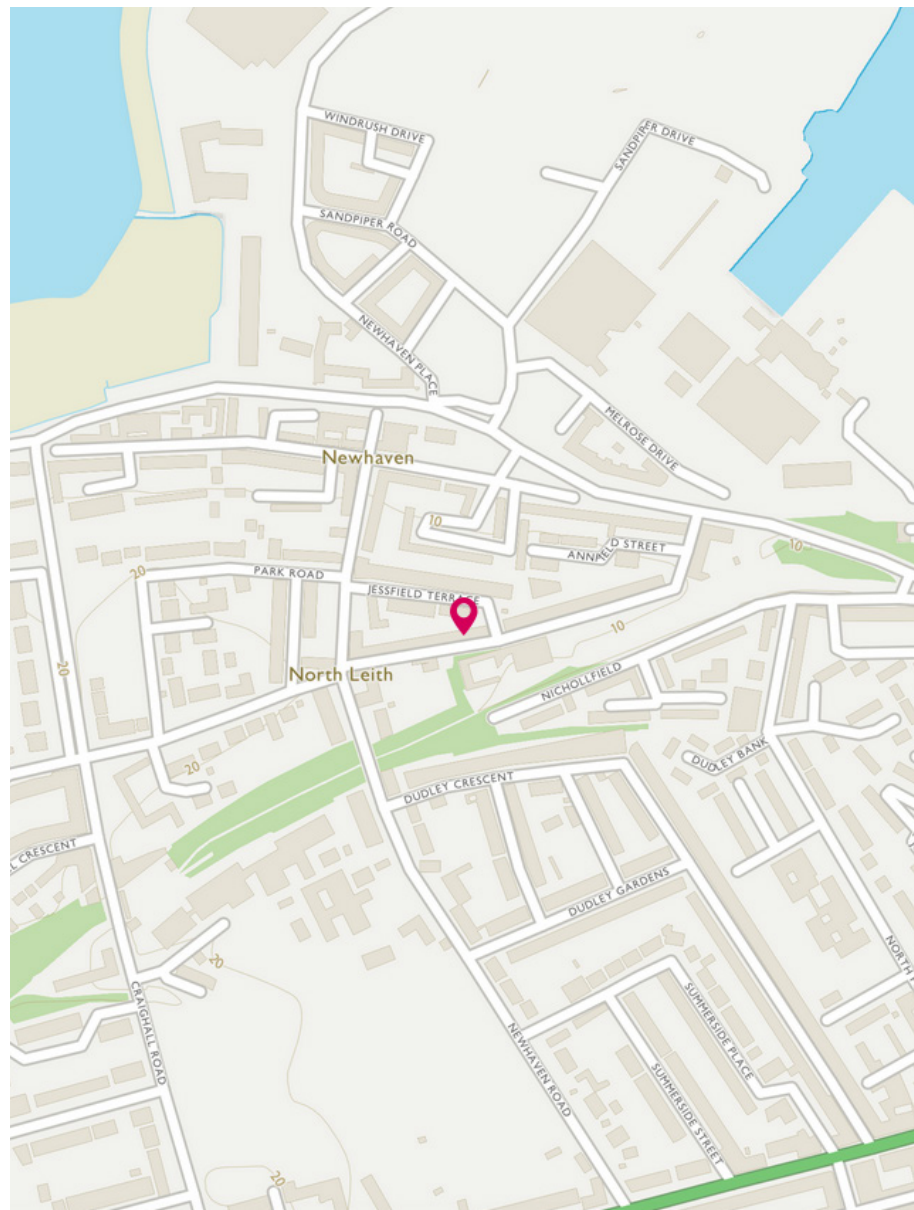
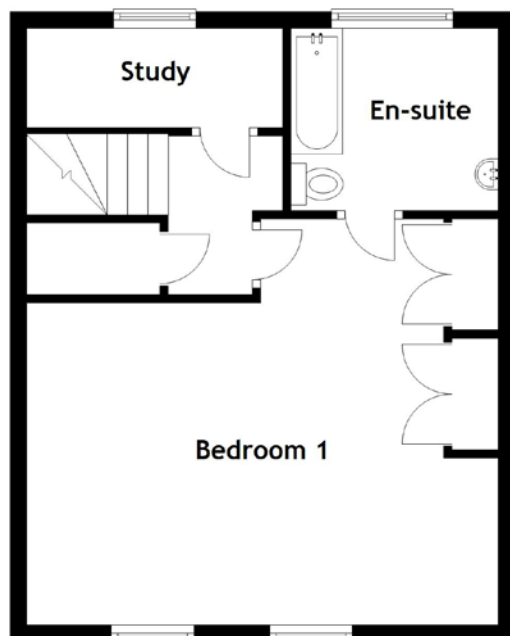


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.10m (10'2")
Kitchen/Diner	6.70m (22') x 3.20m (10'6")
Shower Room	3.10m (10'2") x 0.90m (2'11")
Bedroom 1	5.10m (16'9") x 4.90m (16'1")
En-suite	2.40m (7'10") x 2.20m (7'3")
Bedroom 2	4.40m (14'5") x 2.40m (7'10")
Study	3.10m (10'2") x 1.20m (3'11")

Gross internal floor area (m²): 102m²

EPC Rating: D



THE LOCATION

Hampton Place is located in the desirable West End and forms the southern boundary of the famous New Town. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offer 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 this West End location, there is an endless variety of restaurants and bars with every possible taste in food catered for. It's 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.

The flat is a minutes walk from the Haymarket transport hub which includes the British Rail station and tram and bus stops providing access across the city, to the airport and throughout Scotland and the uk.



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