

# 14 Douglas Terrace

HAYMARKET, EDINBURGH, EH11 2BS



*Spacious two-bedroom main-door upper colony flat situated just behind Haymarket station and within easy walking distance of Edinburgh city centre*



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McEwan Fraser is delighted to present this spacious two-bedroom main-door upper colony flat situated just behind Haymarket station and within easy walking distance of Edinburgh city centre. The property has a private front garden and it is presented to the market chain free and in walk-in condition. The property has a wonderful balance of traditional features and contemporary styling.

# THE LIVING ROOM/KITCHEN



Internally accommodation is focused on a spacious dual-aspect open-plan kitchen and living room located on the top floor. A very contemporary twist to a traditional flat, this modern living space is naturally bright and has a huge floor space for a range of different furniture configurations. A new owner will have plenty of flexibility to create their ideal entertaining space. The kitchen has a range of base and wall-mounted units that are set against a tiled splashback and topped with wooden work surfaces. There is a mix of integrated and freestanding appliances.









Bedroom one is a beautiful room with a fireplace, working shutters, sash and case window, original period coving, and an Edinburgh press. There is a huge amount of space for a full suite of bedroom furniture. Bedroom two is a further elegant and well-proportioned double. A further box room would make a fantastic nursery or home office.

The internal accommodation is completed by the bathroom which boasts contemporary tiling, natural light, working shutters, and a three-piece white suite and a separate mains shower.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# THE BOXROOM





Externally, the property has a private front garden as traditionally found with colony-style flats. The garden has been paved for easy maintenance and enjoys a sunny aspect. There is a shed and an understair cupboard for storage.

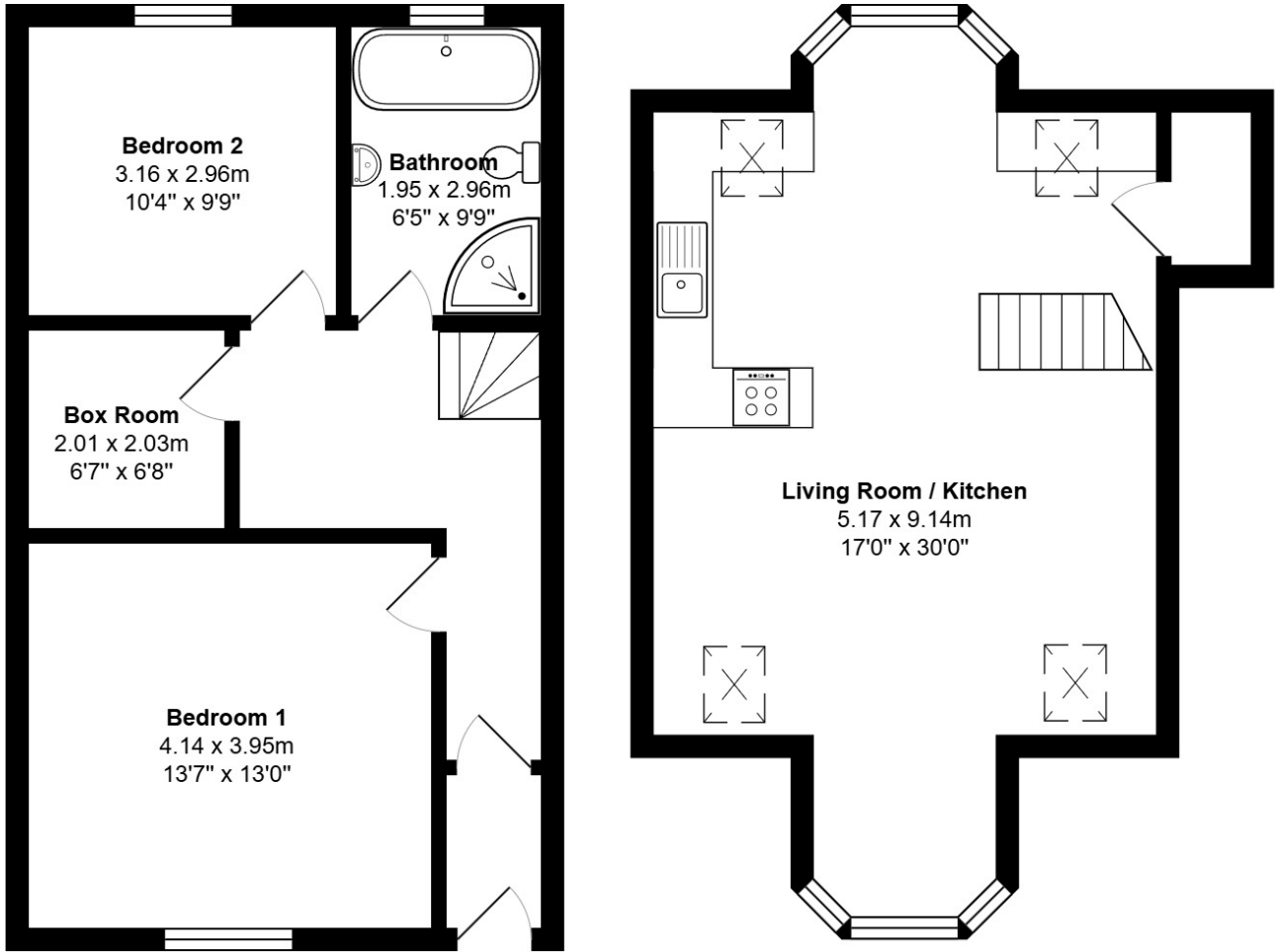
This is a charming property in an impeccable location. Internal viewing is highly recommended.

# EXTERNALS



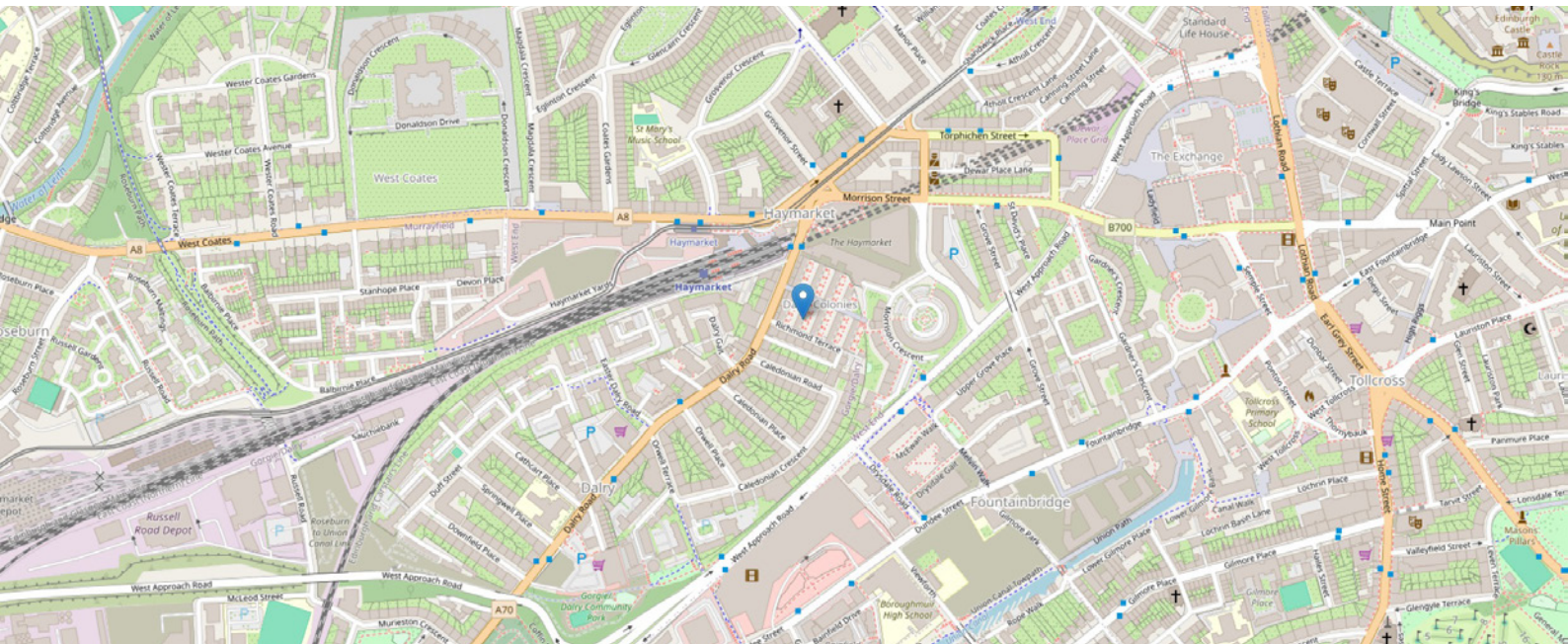


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Haymarket enjoys a prime location to the west of Edinburgh city centre and is within easy walking distance of local services and amenities, cultural and heritage attractions, and the capital's business and financial quarter.







Residents have a fantastic range of independent stores, high-street retailers, and express supermarkets right on their doorstep, as well as a choice of trendy bars, traditional pubs, cafés, restaurants and takeaways. Haymarket is also home to many arts venues and is just a short walk from the Usher Hall, Traverse Theatre, and Royal Lyceum. Nearby Fountain Park provides a wealth of sport and leisure facilities to suit all ages and preferences, with a cinema complex, a health club and gym, various food and drink outlets, and further attractions for adults and children. Haymarket Train Station with the tram link to Edinburgh International Airport is virtually on the doorstep and, whilst walkable, regular bus services take you into the City Centre and beyond. The A70 gives a direct route to the City By-pass.



# McEwan Fraser Legal

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