



*SPACIOUS TWO BEDROOM FLAT IN EDINBURGH'S
HAYMARKET AREA OF THE CITY CENTRE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this spacious fully modernised, second-floor, two-bedroom flat.

Inside, the property comprises of a spacious living area which is generously proportioned and accommodates ample space for dining and offers various possibilities for furniture arrangements. There is a fully equipped kitchen which has been fully upgraded with stone countertops and has integrated appliances you will not be disappointed here.

The flat has two large double bedrooms off which the master bedroom has a two-piece en-suite shower room and plenty of space for free-standing storage. The property benefits from the main bathroom, which is a good size and has a three-piece white suite as well as the two-piece en suite shower room.

In addition to this, the property benefits from UPVC double-glazed windows and a modern gas combi boiler, making for a warm and cost-effective home, year-round. Parking in the local area is on-street and residents permits can be acquired through Edinburgh City Council. Viewing of this lovely two bedroom flat is highly recommended, to avoid disappointment.



The Kitchen





Bedroom 1



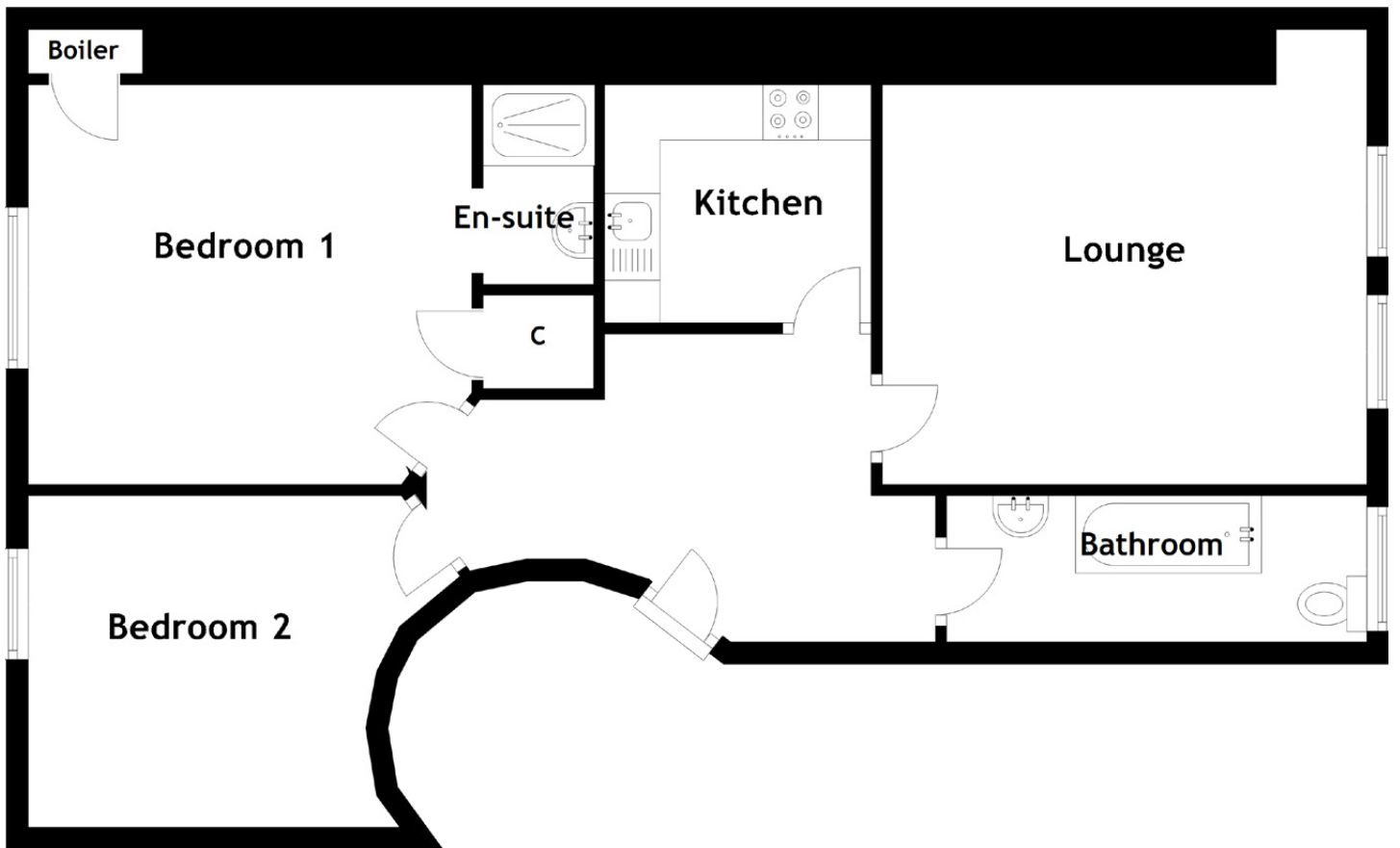




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.38m (14'4") x 3.61m (11'10")	En-suite	1.80m (5'11") x 1.00m (3'3")
Kitchen	2.41m (7'11") x 2.15m (7'1")		
Bedroom 1	4.01m (13'2") x 3.61m (11'10")	Gross internal floor area (m ²): 66m ²	
Bedroom 2	3.00m (9'10") x 2.98m (9'9")	EPC Rating: C	
Bathroom	3.80m (12'5") x 1.32m (4'4")		

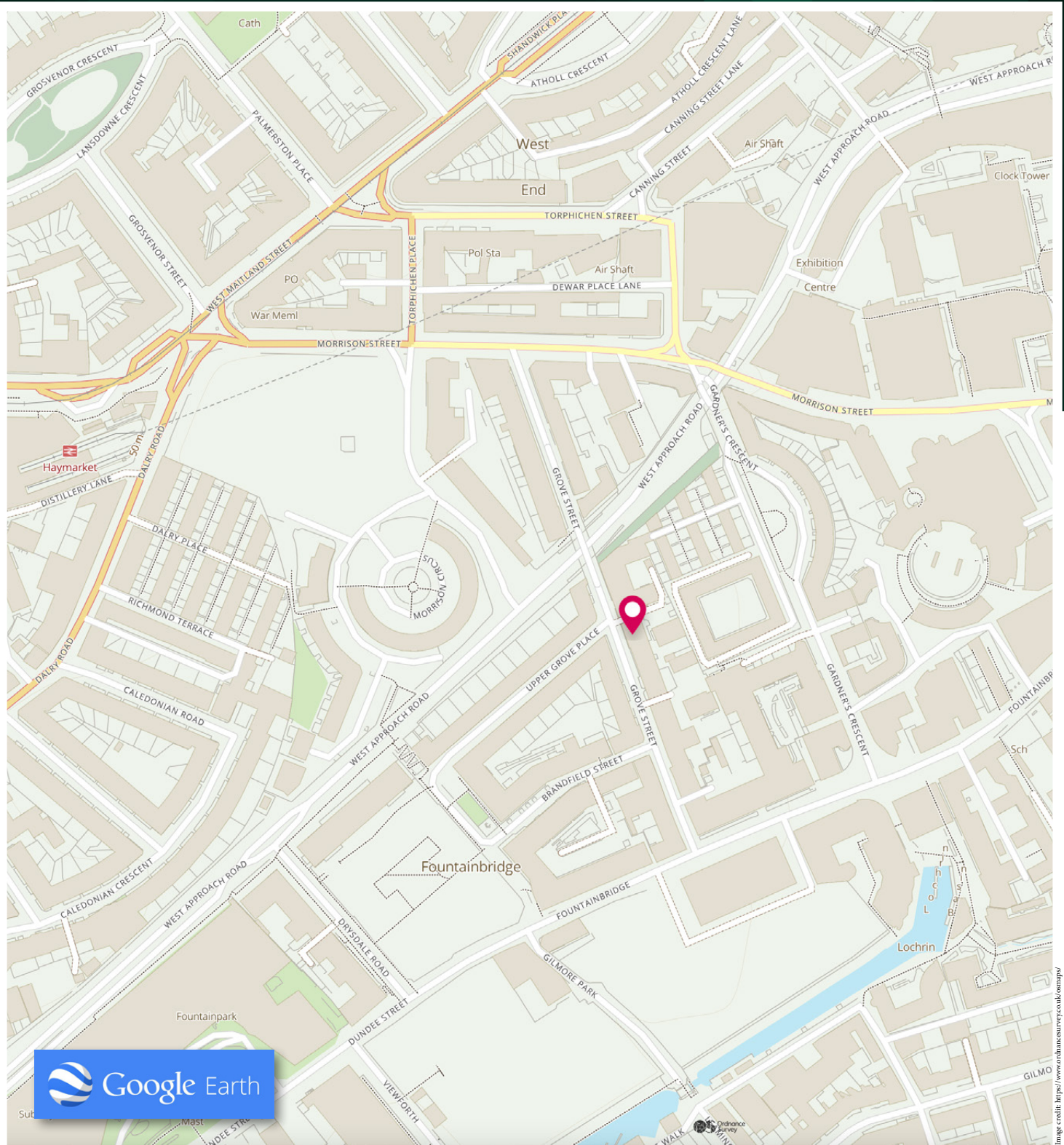


This property is located in the Haymarket area, which forms the south boundary of the famous New Town. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offers some of Edinburgh's most specialised shops. In and around the city centre and especially at the West End, there is an endless variety of restaurants and bars with every possible taste in food catered for. 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 of a short 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, there is also a train station at Haymarket, where there are train services to places throughout Scotland.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.