

2F, 41 Coates Gardens

WEST END, EDINBURGH, EH12 5LF



SPACIOUS, BRIGHT, AND BEAUTIFULLY PRESENTED TOP-FLOOR FLAT WHICH FORMS PART OF A CONVERTED VICTORIAN TERRACED HOUSE IN COATES GARDENS



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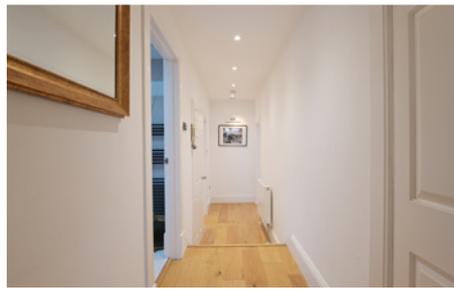


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McEwan Fraser is delighted to present this spacious, bright, and beautifully presented top-floor flat, which forms part of a converted Victorian terraced house in Coates Gardens. The property boasts traditional sash and case windows with working shutters in both bedrooms, fireplaces in the living room and one of the bedrooms, wooden flooring, and a neutral contemporary finish throughout. The building itself has been well maintained and has a lovely entrance hall and staircase, including a large cupola.

The accommodation is focused on a beautiful open-plan kitchen and living room that has views over Eglinton Crescent. The kitchen is finished to an exacting standard and was designed by the German company Schuller. It includes an induction hob, integrated appliances, and a quartz work-surface. Proportions are superb and there is plenty of space for a new owner to create their ideal living and entertaining space.

The Property











Both double bedrooms are located at the back of the property which is south-facing with views over the Pentland Hills. The rooms have a very neutral décor with white walls.







Bedroom 2



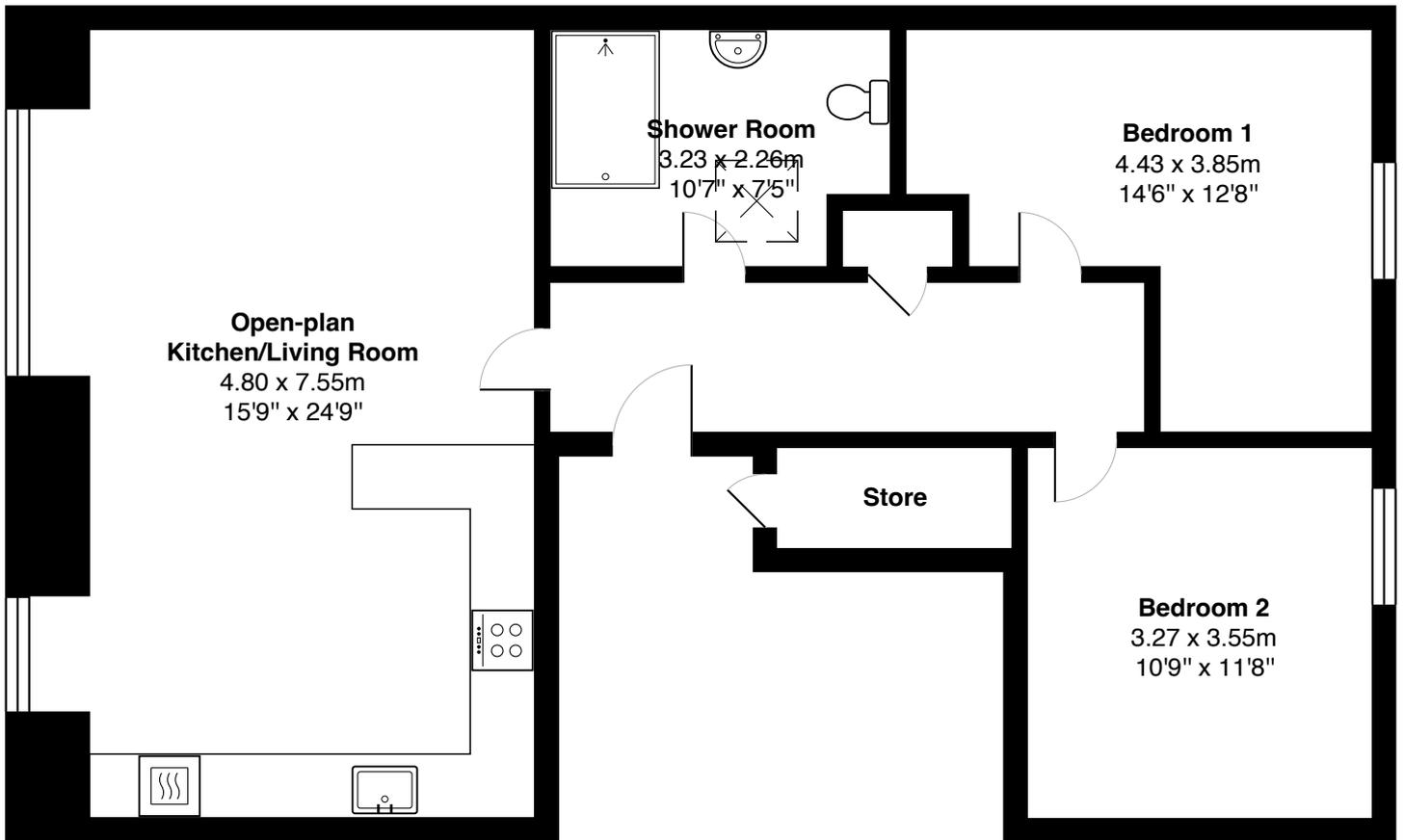
Off the hallway, you will find a beautifully appointed and spacious shower room with black marble effect tiles in the shower unit and contrasting white marble effect tiles elsewhere, as well as a large sink with integrated drawers and a wall-mounted WC. The room is very bright and benefits from a Velux window.





The property also offers excellent storage with a generous cupboard in the hallway, as well as a walk-in cupboard outside the apartment on the landing, which is secured by an electronic pass-code door entry system.





Gross internal floor area (m²): 80m²

EPC Rating: D

Floor Plan



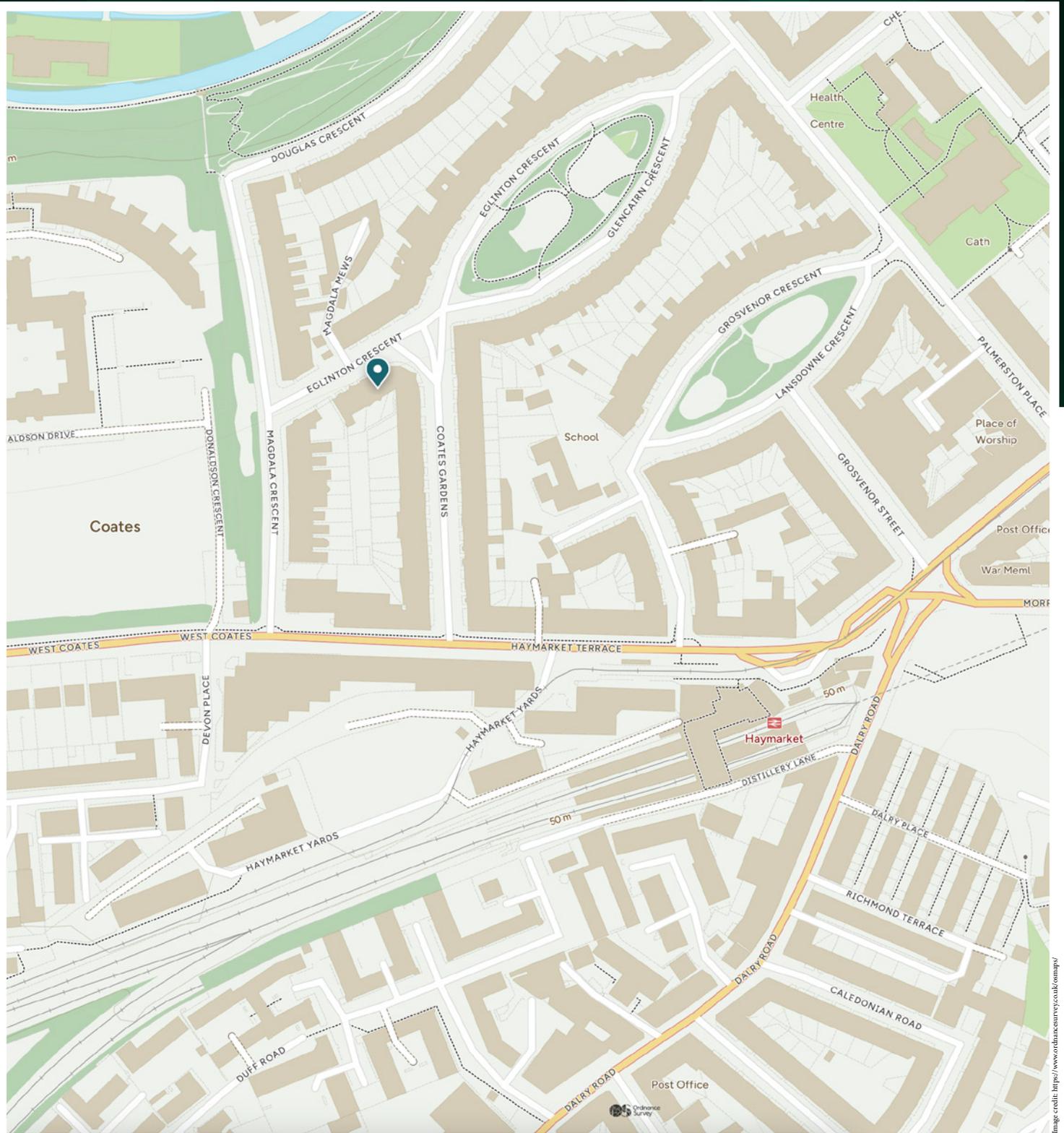
Residents of Coates Gardens also have the option to request access to nearby Magdala Crescent Gardens and Eglinton/Glencairn Gardens via subscription.





The property enjoys a superb position on a residential street in Edinburgh's sought-after West End. Forming part of the Edinburgh World Heritage site, 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, Princes Street, and the St James' Quarter. The cosmopolitan district of Stockbridge is only a short walk away, offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. 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. Haymarket rail station and tram stop are close by, and regular public transport provides swift access in and around the city. By car, main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

The Location



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