



## 23/3 Coates Gardens

West End, EH12 5LG

- Sitting room / dining room
- Fitted kitchen
- 3 double bedrooms
- Shower room
- Hallway with storage
- Desirable central location
- Turn-key condition
- Attractive outlook to the rear
- Gas central heating
- Permit parking

### A delightful 3 bedroom top floor flat

#### Description

23/3 Coates Gardens is a delightful 3 bedroom top floor flat, located in the heart of Edinburgh's West End. Forming part of an attractive B-listed building, the property benefits from generously proportioned and well presented accommodation, which has been renovated throughout in the recent past.

#### Location

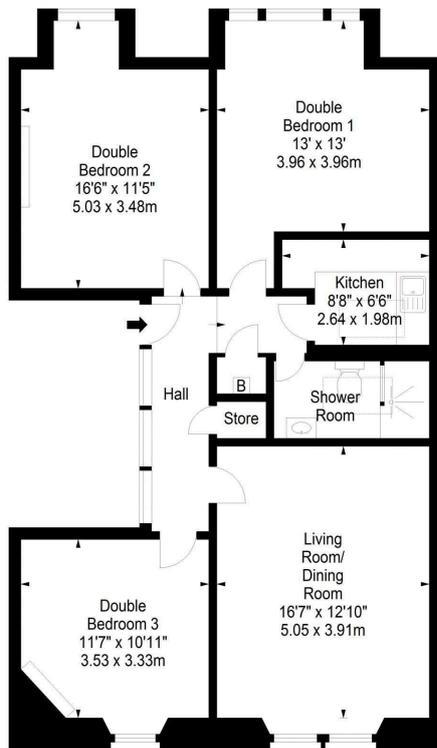
The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques.

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Approx. Gross Internal Area  
924 Sq Ft - 85.84 Sq M  
For identification only. Not to scale.  
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Second Floor



Locally there is a Tesco Express on Haymarket Terrace, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. 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 is 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 Forth Road Bridge and central motorway network.

## Fixtures and Fittings

All fitted carpets, fitted floor covering, curtains, blinds and light fittings are included in the sale price as are the hob, oven, extractor hood, microwave, fridge, dishwasher and washing machine.

## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.