



SIMPSON & MARWICK

11/5 Eton Terrace

West End, EH4 1QD

simpsonmarwick.com

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Stylish and beautifully presented 2 bedroom top floor flat in the heart of the West End

- Spacious sitting room/dining room
- Bright kitchen
- Double bedroom 1 with dressing area
- Double bedroom 2
- Stylish bathroom
- Excellent storage
- Stunning views to Edinburgh Castle and Fife
- Superb contemporary accommodation
- Permit parking
- Gas central heating

Description

Forming part of an 'A' listed Georgian building, 11/5 Eton Terrace is a stylish, well proportioned 2 bedroom top floor flat peacefully located in Edinburgh's prestigious West, within very easy reach of the City Centre and within walking distance of a variety of excellent amenities in cosmopolitan Stockbridge. The property offers bright and beautifully presented contemporary accommodation, in good order throughout, with the benefit of excellent storage and stunning views over the Dean Gardens to Edinburgh Castle and across the Firth, of Forth to Fife. Residents' may also apply for access to the beautiful Dean Gardens, a modest annual fee applies.



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, 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 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 Queensferry Crossing and central motorway network.

Fixtures & Fittings

All fitted floor coverings, blinds, light fittings, the hob, oven, extractor hood, fridge/freezer, dishwasher and the washing machine are included in the sale price. Some of the furniture may be available by separate negotiation

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
918 Sq Ft - 85.28 Sq M
For identification only. Not to scale.
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