



lindsays

4 (1F2) Coates Place
West End, Edinburgh EH3 7AA

"An exceptional first floor Georgian flat enviably located in the very heart of the city's West End. Superb property now requiring modernisation but offering excellent potential"

- Reception hall
- Twin windowed drawingroom with deep decorative cornice and marble fire surround
- Twin windowed formal diningroom or master bedroom also with original features
- Two further bedrooms
- Boxroom with platform bed
- Wet showerroom
- Gas central heating
- Secondary glazing
- Entryphone system
- Basement storage
- Communal Gardens

EPC Rating D

OFFERS OVER £425,000



Description

Forming part of a Georgian tenement building with secure entry system, this impressive first floor flat now requires modernisation but offers wonderfully elegant, flexible and particularly spacious accommodation which retains a number of original features and offers excellent potential. Extending to approximately 1757 square feet, the flat currently comprises superb twin windowed drawingroom with marble fire surround and deep decorative cornice and original woodwork, a second impressive public room or master bedroom also with twin windows, original woodwork and period fire surround, two further bedrooms, a boxroom with platform bed, a large kitchen/diningroom and a wet showerroom (installed just last year). The large south windows in the two impressive reception rooms flood the rooms with light and provide warmth in both winter and summer. The windows to the rear of the flat command leafy views to the spires of St. Mary's Cathedral and to mature gardens, one of which is a shared garden belonging to the flat. The property also benefits from gas central heating. Permit Parking is available in adjacent street.

Area

Located in the very heart of the city's West End, Coates Place could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.

Viewing

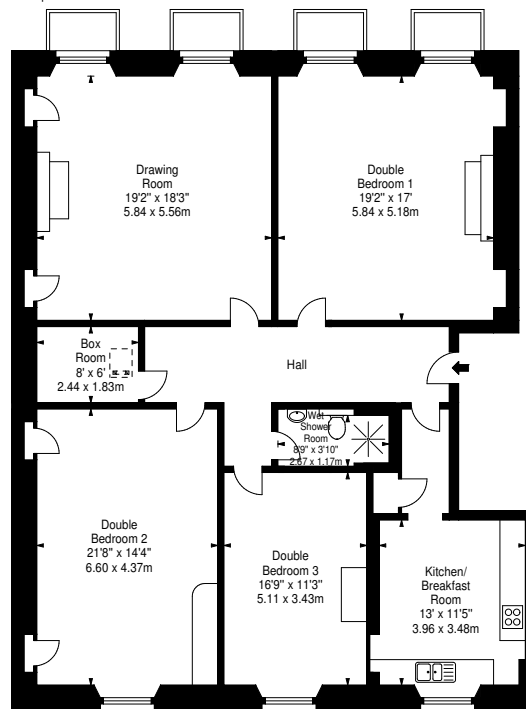
Sunday 2-4pm or by appointment contact Lindsay's on 0131 229 4040



Coates Place,
Edinburgh,
Midlothian, EH3 7AA

 SquareFoot

Approx. Gross Internal Area
1757 Sq Ft - 163.23 Sq M
Mezzanine
Approx. Gross Internal Area
34 Sq Ft - 3.16 Sq M
For identification only. Not to scale.
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First Floor

T: 0131 229 4040 E: edinburghproperty@lindsay's.co.uk W: lindsay's.co.uk

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