



lindsays

3/1 William Street
West End, Edinburgh, EH3 7NG

"Situated in the heart of Edinburgh's West End, the property occupies an ideal first floor position on the corner of William Street and Stafford Street"

- Superb West End location
- Short walk to Princes Street
- Bright dual-aspect sitting room
- Master bedroom with en-suite bathroom
- Second double bedroom
- Single bedroom / study
- Well-equipped kitchen
- Shower room
- Gas central heating

EPC Rating D

OFFERS OVER £330,000



Description

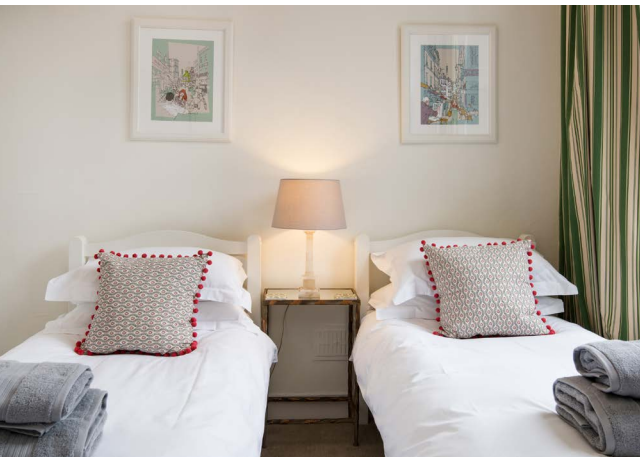
Situated in the heart of Edinburgh's West End, the property occupies an ideal first floor position on the corner of William Street and Stafford Street, with an attractive outlook down Alva Street. It is ideally positioned for access to the many local amenities and is within walking distance of Princes Street. The property benefits from working window shutters, sash and case windows, a secure entry-phone system and gas central heating. The internal accommodation is in excellent order throughout and comprises a bright dual-aspect sitting room with a lovely outlook, the master bedroom with en-suite bathroom, second double bedroom, a single bedroom or study, well-equipped kitchen and a shower room. The kitchen is fitted with a dishwasher, washing machine, fridge, gas hob and electric oven. The property is ideal for both the owner occupier looking for a central location or the buy-to-let investor.

Area

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. There is a variety of local amenities within close walking distance on Shandwick Place. 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. Locally there is a Co-operative Food, 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. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city. The West End tram stop provides swift access to Edinburgh Airport and other areas of the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, the Forth Road Bridge and central motorway network.

Viewing

By appointment contact Lindsays on 0131 229 4040



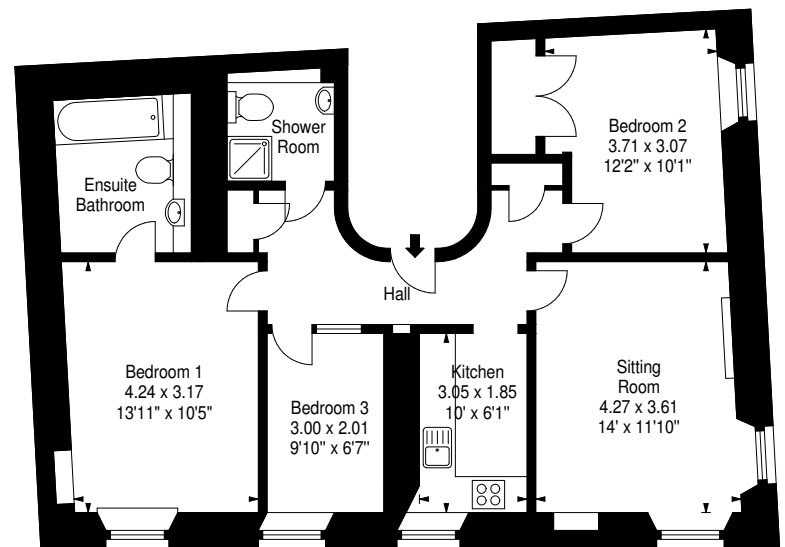
Flat 1, 3 William Street, Edinburgh, Midlothian, EH3 7NG



Gross internal area (approx)

79.80 sq.m (859 sq.ft)

For Identification Only. Not To Scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.