



12/4 Haymarket Terrace, Edinburgh, EH12 5JZ
An elegant second floor apartment located in the heart of Haymarket.

URQUHARTS
EDINBURGH



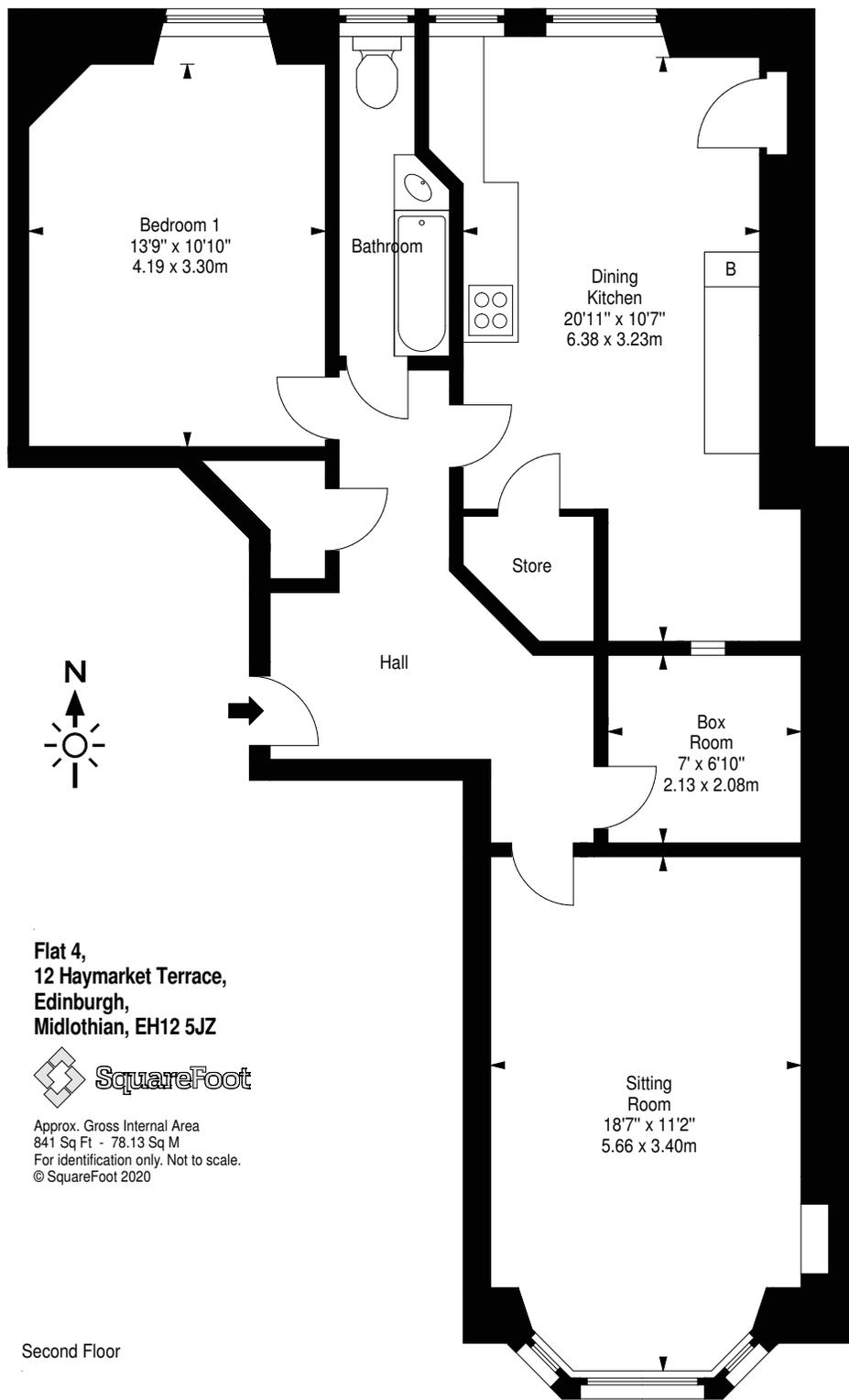
An elegant second floor apartment located in the heart of Haymarket, close to excellent local shopping, restaurants and public transport including the tram network. The property provides flexible and spacious accommodation throughout which is rich in original features including cornice work, wood panelled doors, deep skirting and sanded and polished flooring. Its position is excellent and it has a pleasing open outlook to the front with a peaceful outlook to the rear over gardens and attractive properties. The bay windowed sitting room is stunning, spacious, and light-filled boasting well defined ornate cornice work, ceiling rose and deep skirting. The bedroom is attractive and of a good size. The dining kitchen is very spacious and bright with two windows and room for a large table and chairs. The property has excellent storage with a large hall cupboard, in the hall, a walk in cupboard in the kitchen/dining room and in addition a box room off the hall. Although well maintained, the flat could benefit from some minor improvements to realise its full potential as a stunning home.

ACCOMMODATION

Hall, Sitting room, Dining/kitchen, Double bedroom, boxroom and Bathroom.

Communal garden to the rear. Gas central heating. On street permit zoned parking together with pay and display.





LOCATION

Haymarket is a vibrant area in the west end of Edinburgh's city centre. There is a fantastic range of local restaurants, cafes, shops and bars. The main shopping area of Princes Street and George Street is only a short walk away and the beautiful Princes Street Gardens is on the doorstep. It has excellent public transport links, lying on a number of bus routes, the main airport link and with Haymarket Station just seconds away. It is an exceptionally convenient location from which to access all that Edinburgh has to offer

INCLUDED IN THE SALE

All light fittings, curtains and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please telephone Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category of C

**Flat 4,
12 Haymarket Terrace,
Edinburgh,
Midlothian, EH12 5JZ**



Approx. Gross Internal Area
841 Sq Ft - 78.13 Sq M
For identification only. Not to scale.
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Second Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.