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espc

Flat 6, 21 West Maitland Street, West End, Edinburgh, EH12 5EA

3 BEDROOM | 1 BATH | EPC E

This is a superb, spacious, South facing top floor B-listed flat in a stunning City Centre location at the West End of Edinburgh's New Town. It has 2 public rooms, 3 bedrooms, bathroom, WC and boxroom.

The property has many fine original features including window shutters, fine cornice work and ceiling roses. The property is also HMO compliant.

In summary the property comprises:

- Reception Hall with floor mounted uplighters, pendant lights and track spotlights.
- Sitting/Dining room. A magnificent South facing room with two sash and case windows providing views over Edinburgh towards the Pentland Hills. There is a living flame gas fire in a black marble surround. Window seat/storage, dimmer controlled lighting and fitted carpet. A large storage cupboard is located off with light, power, shelving and Cable TV point.
- Kitchen/Breakfast room. Window to rear. Flagstone floored. The kitchen is fully fitted with plenty wall and base units, gas hob, electric oven, stainless steel hood, fridge/freezer, microwave and dishwasher.
- Utility room. Window to rear. Base units, large sink, washing machine and two clothes pulleys.
- Bathroom. Luxuriously appointed with free-standing roll top bath, large walk-in shower with thermostatic drench and hand held fittings, WC and wash hand basin, fireplace with cast iron insert, sash and case window to rear with window seat.
- Cloakroom/WC.
- Master Bedroom. This is a generously proportioned room with two sash and case windows to South both with window seats/storage. Grey marble fireplace, cast iron inset and tiled hearth and details. Dimmer controlled lighting, open shelved press and fitted carpet.
- Bedroom 2. A further double room with South facing sash and case window, fireplace with cast iron hearth and a shelved open press.
- Bedroom 3. A third double room located to the rear of the property. It has a window seat/storage and a fireplace with cast iron hearth.
- Boxroom. Good sized storage room with power, light, shelving, floor mounted central heating boiler and a steep wooden staircase to the attic room.
- Attic room. Storage room with skylight and light. buyers should note that the light in the attic is believed not to be in working order





Council tax band E

Extras

The fitted floor coverings, light fittings, white goods are all included. The furniture and other contents are also available separately.

Location

The West End of the historic Edinburgh's New Town is close to many of the capital's sites – Edinburgh Castle, Scott Monument, the Royal Mile, Holyrood Palace etc and the City's finest retail shops, restaurants and high quality night life establishments are found in the City Centre in general and George Street and Princes Street in particular.

Edinburgh's Financial District is in easy walking distance.

There is a tram stop in the street providing a link to the East End of the City and to Edinburgh Airport via the West of the City. Haymarket rail station is a short walk away. The excellent Edinburgh Bus network offers regular public transport providing inexpensive and swift access in and around the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Locally there is a convenience store at the foot of the stairs, an M&S Foodhall at Haymarket along with a Tesco Express and Co-operative Food.

The Drumsheugh Baths Club is situated nearby in Belford Road and a Pure Gym at Exchange Crescent whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

