



30A Coates Gardens
West End, Edinburgh
EH12 5LE



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Property Summary

This spacious lower ground-floor and garden apartment is an exclusive two-bedroom (plus study) city home in Edinburgh's prestigious West End. Offering unfettered access to all the city centre offers, this exceptional property will be highly sought after. It forms part of a classically detailed B-listed Victorian house (1871-76), and it offers the beauty of period architecture combined with impeccable modern interiors. Complete with a statement kitchen and a stylish bathroom (both installed in 2021), this stunning home instantly impresses.

Inside, a vestibule and hall (with a generous store) provide a fantastic introduction, hinting at the high-end accommodation to follow. The living/dining room is on the left, enjoying a generous footprint fronted by large shuttered windows for a flood of daily light. This beautiful space is enhanced by a neutral backdrop and the warm glow of a hardwood floor (desirable styling found predominantly throughout the home). It further benefits from a shelved recess and a working open fireplace – perfect for cosy evenings in.

Features

- A B-listed lower ground-floor apartment
- Highly sought-after location in the West End
- Part of the New Town conservation area
- Modern interiors finished to high standards
- Private main-door entrance
- Vestibule and hall with a generous store
- Large living/dining room with open fireplace
- Ultra-modern integrated kitchen
- Principal bedroom with walk-in wardrobe
- Second spacious double bedroom
- Discreet study with built-in storage
- Luxurious bathroom with four-piece suite
- Private gardens to the front and rear
- Controlled permit parking (Zone 1)
- Gas central heating and sash windows



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Next door, the kitchen has an ultra-modern design, pairing sleek handle-less cabinets with downlit stone worktops. Highly fashionable, it is finished by on-trend splashbacks and seamlessly integrated appliances.



Echoing the aesthetic of the living area, the two double bedrooms are light and elegant, both providing ample floorspace for an assortment of furnishings. The rear-facing principal bedroom, framed by a striking mantelpiece, also enjoys a built-in display cupboard, a walk-in wardrobe, and a charming window seat, fitted with handy storage below.

Discreetly located, the study offers built-in storage and a quiet space for working from home.









Finishing the accommodation is a luxurious bathroom, equipped with a utility cupboard (housing space for a washer and dryer) and a four-piece suite, incorporating a towel radiator, a double-ended freestanding bathtub, and a walk-in rainfall shower enclosure.

The property has gas central heating and traditional sash-and-case windows.



In addition to a private front garden area, the apartment also boasts a private rear garden, which is fully enclosed by a stone wall. It has a lawn framed by planting beds and a patio for dining in the sun. It even has a cellar for further storage. Zone 1 controlled permit parking is available to homeowners as well.



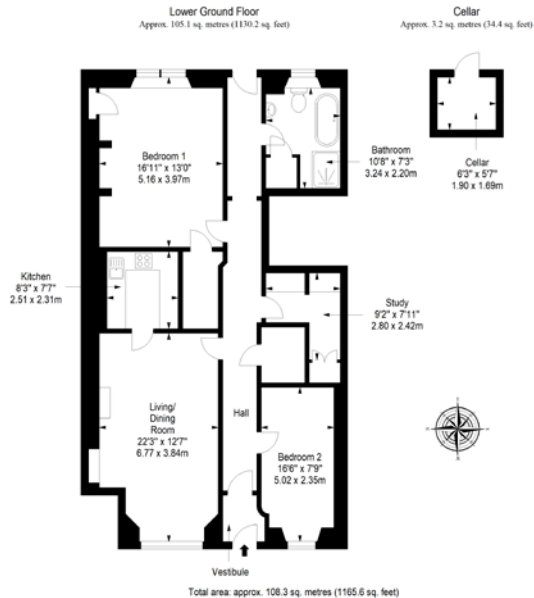




West End, Edinburgh

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.

Floorplan



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Price & Viewings

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EPC Rating - C | Council tax band - F | Home report Value - £550,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, extractor hood, microwave, fridge/freezer, and dishwasher) to be included in the sale. A washer and a dryer may be available by separate negotiation.



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