



1/8 Hampton Terrace, Edinburgh, EH12 5JD

Description

Spacious and beautifully presented one-bedroom top floor flat forming part of a converted Victorian villa and located in the prestigious area of Wester Coates, close to the City Centre. It benefits from an allocated parking space within a private car park and landscaped shared gardens. It has gas central heating with a modern Worcester boiler.

The accommodation comprises:

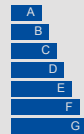
- Entrance hall with storage cupboard housing the hot water cylinder
- Generous front facing living room with cornicing, laminate flooring and large window with splendid outlook towards the old Donaldson's School
- Large double bedroom with built-in mirrored wardrobes and window to the side with westerly aspect
- The bathroom is partially tiled and fitted with a bath with electric shower over, pedestal wash basin and WC
- Fitted kitchen with a range of wall base mounted units, solid worktops with inset stainless-steel sink and appliances including gas hob, electric oven, washing machine and fridge



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Hampton Terrace is situated in Wester Coates, part of Edinburgh's West End and within fifteen minutes' walk of Princes Street. The West End enjoys all the benefits of City Centre living with a wide variety of shops, restaurants and bars. Other places of interest locally include The Dean Gallery, the Gallery of Modern Art, Murrayfield stadium and pleasant walks can be enjoyed along the Water of Leith walkway. There are also a variety of social amenities nearby including the King's, Lyceum and Traverse theatres, the Usher Hall, Filmhouse and Fountainpark to name a few. Sport and gym facilities in the area include the Edinburgh Sports Club at Belford Place, Dean Tennis and Squash Club and there is a Pure Gym at Exchange Crescent. It is well served by public transport with Haymarket station within a few minutes walk, excellent bus service and tram route to Edinburgh Airport.

Outside and Gardens

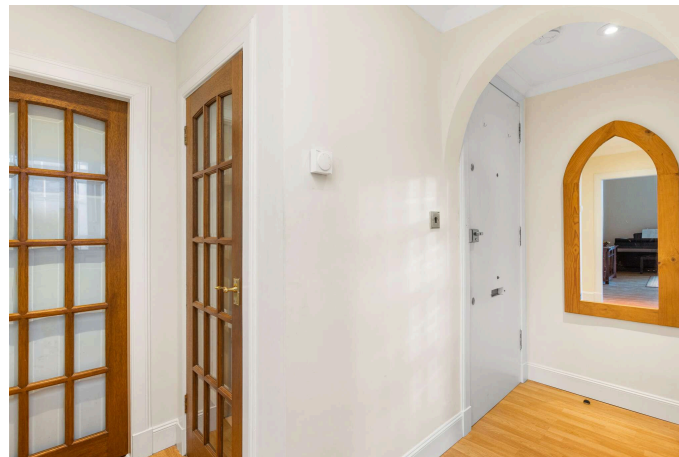
The pleasantly landscaped, well-tended shared gardens are maintained by a gardener on an ad hoc basis. There is no official factoring arrangement and residents arrange repairs on an ad hoc basis.

Extras

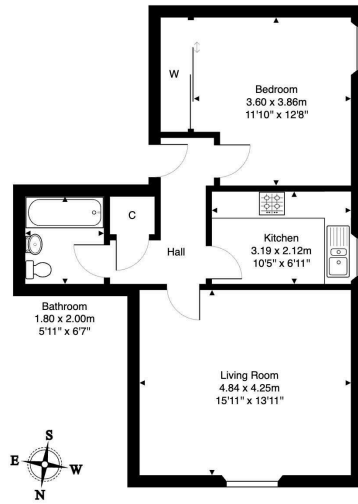
The fixed floor coverings, curtains, blinds and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



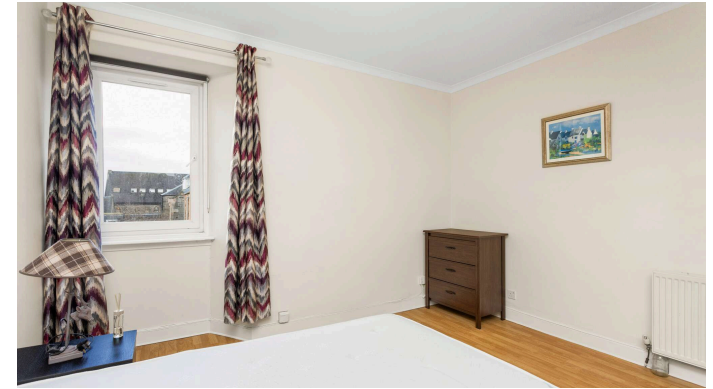
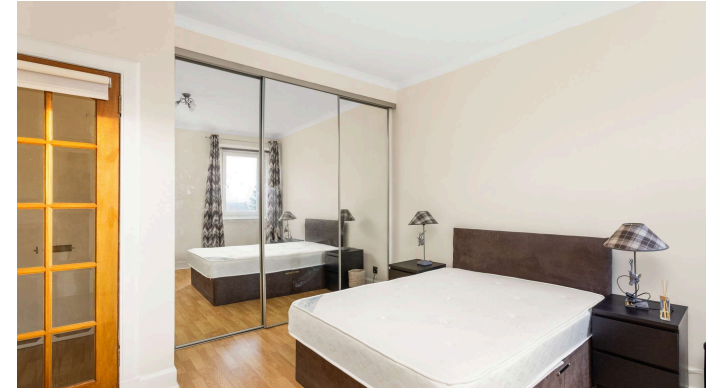
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First Floor

Total Area: 54.1 m² ... 583 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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