



6B Castle Terrace,
Edinburgh, EH1 2DP



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Forming part of an elegant Georgian Terrace in Edinburgh's highly sought after West End is this impressive main door garden flat with exclusive rear garden. The property enjoys double glazing, secondary glazing to the rear and gas central heating, ensuring year round comfort.

The welcoming entrance vestibule includes two storage cupboards and leads to a generous hallway with bespoke glass fronted cupboards, WC and additional storage cupboards.

The lounge is a beautifully proportioned room featuring a walk-in cupboard housing the larder freezer and a glazed door opening directly to the private rear garden. Off the lounge is a versatile office/study, ideal for home working, with two rear facing windows.

The galley kitchen is fitted with a range of modern base and wall units with the oven, hob, hood, washing machine, dishwasher and larder fridge to remain.

There are two double bedrooms, both overlooking the front and offering built-in storage. Completing the accommodation is the bright bathroom fitted with a three piece white suite with shower over the bath.

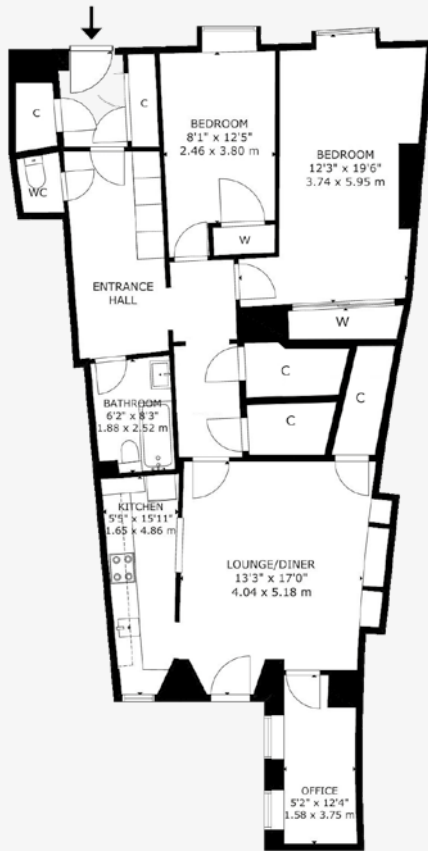
To the rear, the property boasts a lovely private garden featuring a summerhouse and a catio, both included in the sale. To the front, an external stone staircase leads to a paved area with two under pavement cellars.

This is a rare opportunity to acquire a beautiful home in one of Edinburgh's most desirable neighbourhoods, and early viewing is strongly recommended.

Area Description

The stunning West End boasts stylish boutiques, bars and restaurants. The area is renowned for its bars, restaurants and cafes, along with a selection of theatres and cinemas and the award-winning weekly Edinburgh Farmers' Market on Castle Terrace. With an impressive network of wonderful properties, and quaint, cobbled streets, the property is just a few minutes' walk from Princes Street, and the bustling centre of Edinburgh. There is excellent transport links with Haymarket rail station close by and regular public transport including West End Tram stop providing excellent access in and around the city.





Accommodation

Lounge/Diner:	4.04m x 5.18m	(13'3" x 17')
Kitchen:	1.65m x 4.85m	(5'5" x 15'11")
Office:	1.57m x 3.76m	(5'2" x 12'4")
Bedroom 1:	3.73m x 5.94m	(12'3" x 19'6")
Bedroom 2:	2.46m x 3.78m	(8'1" x 12'5")
Bathroom:	1.88m x 2.51m	(6'2" x 8'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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