



43 (FLAT 2) COATES GARDENS, EDINBURGH

STEWART WATT & CO.
RESIDENTIAL PROPERTY



Forming part of an elegant Victorian townhouse in Edinburgh's prestigious West End, this impressive second-floor flat occupies a particularly desirable position at the western end of Coates Gardens.

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OFFERS OVER £400,000

- Second-floor Victorian flat
- Prime West End location
- Spacious living room
- Separate fitted kitchen
- Two generous double bedrooms
- Bathroom
- Excellent storage throughout
- Traditional period features
- Gas central heating





Forming part of an elegant Victorian townhouse in Edinburgh's prestigious West End, this impressive second-floor flat occupies a particularly desirable position at the western end of Coates Gardens. Unlike some sections of the street closer to the city centre, this end enjoys a notably quieter and more attractive setting, with well-maintained surrounding buildings and an excellent sense of arrival. Accessed via a beautifully presented and well-kept communal stair, the property offers generously proportioned accommodation extending to approximately 82m² and successfully combines period character with modern city living.

Particular note should be made of the handsome communal entrance and stairwell, which are exceptionally well maintained and create an impressive first impression for residents and visitors alike. The common areas reflect the high standard of care evident throughout this section of Coates Gardens and contribute significantly to the overall appeal of the property.

The property features a spacious living/dining room, two substantial double bedrooms both of which are generously proportioned and offer excellent flexibility for bedroom furniture and home-working arrangements. A separate fitted kitchen provides good storage and workspace, whilst the bathroom is fitted with a modern three-piece suite.

The flat further benefits from extensive storage throughout, gas central heating, and traditional period features synonymous with Edinburgh's sought-after Victorian properties.

Living Room

The bright and spacious living room is a delightful reception space with generous proportions and large window that draws in an abundance of natural light. With ample room for both lounge and dining furniture, it offers an ideal setting for everyday living and entertaining guests.

Kitchen

The separate kitchen is fitted with a range of wall and base units providing good storage and preparation space. Well positioned off the hall, the room offers practicality for modern day living while retaining the flexibility for future personalisation.

Two Double Bedrooms

Both bedrooms are excellent doubles, each providing comfortable accommodation with plenty of space for freestanding furniture. Their generous dimensions create versatile rooms suited to a variety of lifestyle requirements, including home working.

Bathroom

The bathroom is fitted with a contemporary three-piece suite and serves the property well as a functional and well-presented space.

Additional

Mix of zone 1 permit on-street parking and pay-for parking. There is also the option to apply for the key to Magdala Gardens.

Location

Coates Gardens is one of Edinburgh's most desirable addresses, situated within the city's prestigious West End. The area is renowned for its striking Victorian architecture, leafy streets and exceptional convenience.

A superb selection of independent cafés, restaurants, bars and boutique shops can be found nearby in the West End, Stockbridge and the city centre. Princes Street, George Street and Edinburgh's financial district are all within easy walking distance, making the location particularly attractive to professionals.

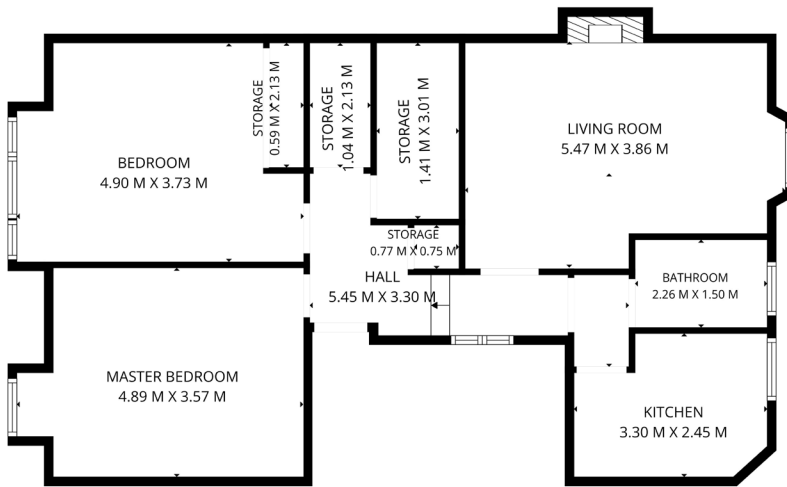
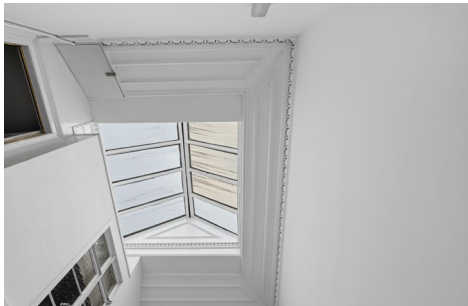
The area is exceptionally well connected, with Haymarket Station only a short walk away, offering rail services throughout Scotland and the UK. Edinburgh Trams provide direct access to Edinburgh Airport, while numerous bus services operate throughout the city. The nearby Water of Leith Walkway, Dean Village and the city's extensive green spaces provide excellent recreational opportunities despite the property's central setting.

The location also benefits from easy access to a selection of highly regarded schools, universities, cultural attractions and world-famous landmarks, ensuring Coates Gardens remains one of the capital's most sought-after residential addresses.

Tenure – Freehold

EPC Band – D

Council Tax Band – E



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