



6/2 Eton Terrace
WEST END | EDINBURGH | EH4 1QE


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Nestled amongst the cobbled streets of the West End among some of the most attractive period buildings in the City, is this stunning four bedroom, three bathroom double upper villa. This lovely home boasts a prime position on the street with stunning panoramic views over Edinburgh Castle, Arthur's Seat and the Firth of Forth alike and is adjacent to the Dean Tennis Club, close to a great choice of on-trend shops, cafes and bars within fashionable Stockbridge and also within close reach of the City Centre attractions. Viewing is essential to appreciate the great views and feeling of light and space within this property, which is much enhanced by fine period style features.

On the second (lower) floor there is a beautiful dining/kitchen that has recently been refurbished, with an impressive large bay window with stunning views and offers an excellent space for both relaxation and entertainment benefitting from some attractive traditional features such as the bay window and fireplace. The fully fitted stylish kitchen currently comprises a dishwasher, island, induction hob, oven, fan, fridge/freezer and pantry. Also on the lower floor is the charming well-proportioned living room with attractive twin windows and traditional fireplace making it an ideal place to both unwind and entertain, an extremely handy study with a unique bespoke handcrafted bookcase, the fourth bedroom with fireplace, storage and pleasant views and completing the accommodation on this floor is the shower room with waterfall shower and a heated towel rail. There is also a further separate WC.

The upper floor benefits from a further three well-proportioned bedrooms two with extremely desirable views of Arthur's Seat, Edinburgh Castle and the Firth of Forth, two also benefitting from walk in wardrobes and the master boasting a stylish shower room with waterfall shower. Completing the accommodation is a further third bathroom with shower, separate bath and a heated towel rail. The sweeping staircase and glass hallway should also be noted as it is particularly elegant. The property also benefits from permit parking and Residents' may also apply for access to the beautiful Dean Gardens enabling them to enjoy an oasis of calm in the heart of the city extending to around 7 acres, comprising sweeping lawns, tranquil waterside walkways and a children's play park.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Four bedroom, three bathroom double upper villa with panoramic views
- Views over Edinburgh Castle, Arthur's Seat and the Firth of Forth
- Contemporary style dining kitchen with attractive bay window
- Four well-proportioned bedrooms with storage and one with an en-suite
- Three Bathrooms and a further WC
- Charming living room with traditional features
- Beautiful sweeping staircase and glass hallway
- Sizeable study with handcrafted bookcase
- Gas central heating
- Residents' permit parking
- Dean Garden membership upon application
- Excellent local amenities and city centre attractions close at hand

Energy Rating D, Council Tax Band G.

All fixtures, fittings, integrated kitchen appliances, fridge, curtains and blinds will be included in the sale.



The subjects are located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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