

9 (2F) Queensferry Terrace, West End, Edinburgh, EH4 3EQ



9 (2F) Queensferry Terrace | West End | Edinburgh | EH4 3EQ

Offers Over £390,000

Description

A rare opportunity has arisen to acquire a wonderful dual-facing apartment occupying the entire top floor of a Victorian end terrace conversion benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. This immaculate home has been meticulously fully renovated and remodelled to the highest standard by the current owner's benefiting from warm interior design. Situated in one of Edinburgh's highly regarded and sought-after residential areas which is within easy reach of the city centre and is conveniently placed for an excellent range of award-winning amenities, and reputable schooling.

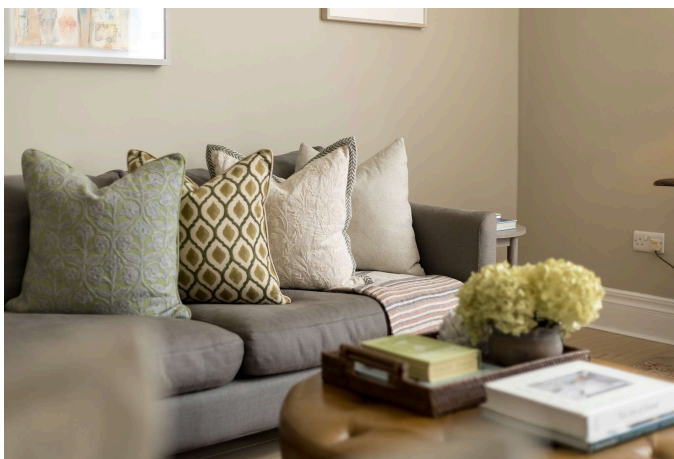
Features

- Exceptional, fully refurbished top floor apartment with superb open views
- Situated in a sought-after residential district, close by to excellent transport links, local amenities and recreational facilities
- Immaculate accommodation
- Accessed via a well-maintained communal stairwell, shared with only two other residents and leads to a private vestibule with stair rising up to a welcoming reception hallway
- Cosy rear facing living room
- Bespoke kitchen/dining room with Quartz worktops, quality integrated appliances and snug window seat
- Engineered hard wood flooring
- Two generous double bedrooms
- Exquisitely fitted bathroom suite featuring a 3-piece white suite with shower
- Shared storage cupboard useful for bikes and pushchairs
- Gas central heating
- On street permit parking

Extras

All fitted carpets, light fittings, oven, microwave, induction hob, dishwasher, washing machine and fridge/freezer are included.

EPC Rating: C



Location

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. 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

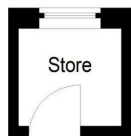


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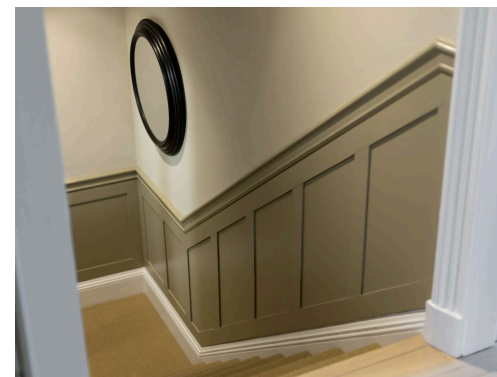
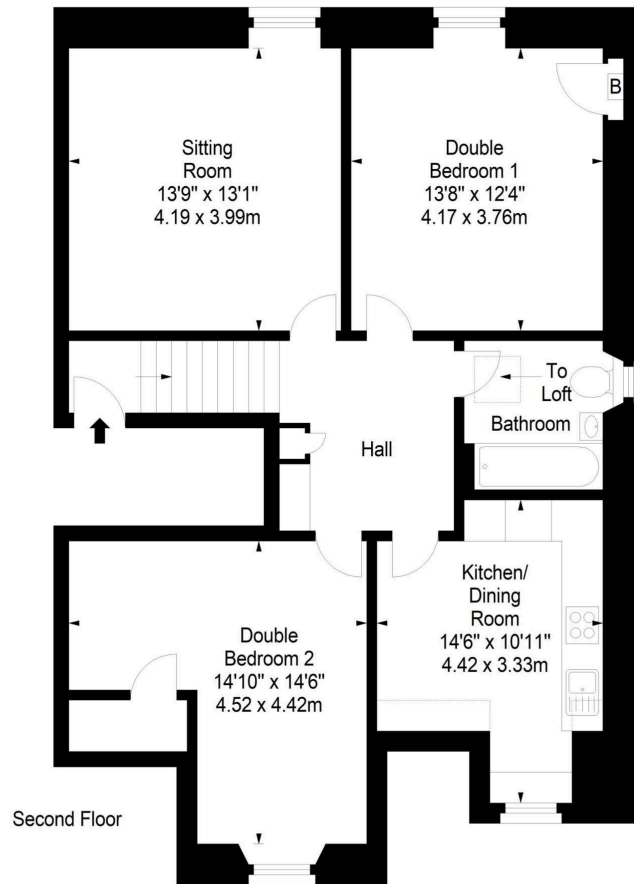


Approx. Gross Internal Area
882 Sq Ft - 81.94 Sq M
Store

Approx. Gross Internal Area
24 Sq Ft - 2.23 Sq M
For identification only. Not to scale.
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Ground Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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