



11 (2F1) West Maitland Street, Edinburgh, EH12 5DS

Attractive two-bedroom top floor flat with excellent amenities within walking distance

URQUHARTS
EDINBURGH



DESCRIPTION

11 (2F1) West Maitland Street is an attractive and generously sized two-bedroom top/second floor flat. forming part of a B listed tenement building, situated in the desirable West End. The location is superb with excellent local amenities and transport links on the doorstep, and the property has been maintained to a high modern standard throughout to would suit a range of buyers.

Entrance hall with large storage cupboard; bright and spacious living room / dining room with electric fireplace and twin windows overlooking the front; modern fitted breakfasting kitchen with wall & base units, integrated appliances and breakfast bar; master bedroom with and en-suite bathroom to the rear; further good-sized double bedroom; and a shower with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms (one en-suite). Shower room.

Gas central heating. Sash and case windows with secondary glazing. Residents permit and pay & display on street parking nearby.

LOCATION

West Maitland Street is situated in the heart of the popular West End, within the UNESCO World Heritage Site and Conservation area. Famous historical and cultural attractions, main commercial thoroughfares including Princes Street, George Street, and the financial district are all within walking distance of the property. Haymarket train station, bus and tram stops are on the doorstep offering fantastic commuter access to the East and West of the city as well as Edinburgh International Airport with easy access the City Bypass, Forth Road Bridge/Queensferry Crossing and main motorway networks within easy reach. Local shops cater for everyday needs including a Tesco, Co-op and Lidl, with Craighleith Retail Park a short car/bus journey away with a Sainsbury's supermarket, Boots, and M&S Food Hall. There are an abundance of popular restaurants, bars and cafes in the area including The Palmerston, Black Sheep Coffee, Pizza Geeks, Milk, Noks Kitchen and The Khukuri Nepalese. Recreational facilities include the Gallery of Modern Art and Dean Gallery, Belford Sports Club, Fountain Park Leisure complex with a Nuffield, bowling alley, multiplex cinema, bars, and restaurants. Pleasant walks and cycles can be taken along the Union Canal and along the Water of Leith. Several well-known catchment schools are in the area, along with excellent private schools including Fettes College, The Edinburgh Academy, St George's School for Girls, and Stewarts Melville College. University and college campuses of Edinburgh, Napier and Heriot Watt are also within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, kitchen appliances and wardrobe.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

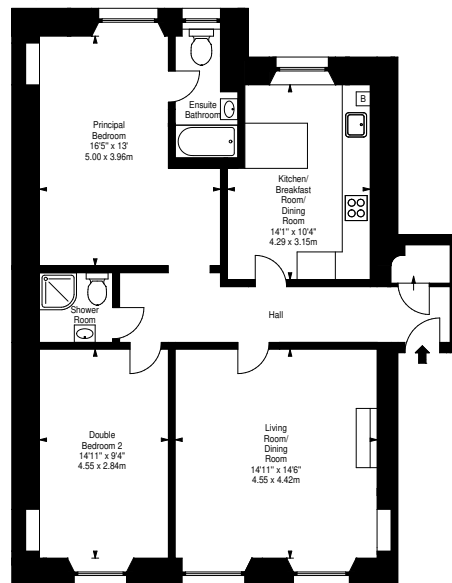
The property has an Energy Rating Category **C**

Tenure Freehold

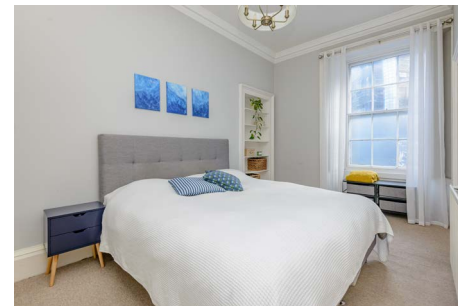
Flat 2,
11 West Maitland Street,
Edinburgh,
Midothian, EH12 5DS



Approx. Gross Internal Area
950 Sq Ft - 8640 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property - please email property@urquharts.co.uk.