



12/4 Haymarket Terrace,
Haymarket, Edinburgh, EH12 5JZ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance.
- Welcoming reception hall with excellent storage.
- Attractive bay-windowed living room enjoying views towards the Pentland Hills.
- Contemporary fitted dining kitchen complete with appliances.
- Useful larder/storage cupboard.
- Traditional ceiling-mounted clothes pulley.
- Generously proportioned double bedroom with freestanding wardrobes, quietly positioned to the rear.
- Stylish bathroom with shower.
- Versatile box room, ideal for use as a home office or study.
- Gas central heating.
- A wealth of attractive original features.
- Access to shared grounds at the rear.
- Permit and metered parking available on the surrounding streets.



GENERAL DESCRIPTION

Immaculately presented and offered to the market in true move-in condition, this attractive second floor flat enjoys a superb position in the vibrant Haymarket district. An excellent range of local amenities, Haymarket Station and Edinburgh city centre are all within easy walking distance. The property also benefits from a fabulous south-west-facing open outlook to the front and will appeal to a wide range of buyers.

COUNCIL TAX BAND

TRAIN STATIONS

AIRPORT

BUSES

TRAM STOP

D.

APPROXIMATELY 50 METRES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.

ON YOUR DOORSTEP.

ON YOUR DOORSTEP.

LOCATION

Haymarket enjoys a prime location in Edinburgh's popular West End, neighbouring Dalry and within easy walking distance of the city's renowned historical and cultural attractions. Princes Street, George Street and the financial district are also readily accessible. Haymarket railway station, together with nearby bus and tram stops, provides excellent connections across the city and beyond, including Edinburgh Airport. The City Bypass, Queensferry Crossing and the main motorway networks are also within easy reach. An excellent selection of local shops caters for everyday needs, including Tesco, Co-op and Lidl, while Craighleith Retail Park—home to Sainsbury's, Boots and M&S Foodhall—is a short journey by car or bus. The area offers an abundance of popular restaurants, bars and cafés, including The Palmerston, Black Sheep Coffee, Pizza Geeks, Milk, Noks Kitchen and The Khukuri Nepalese. Leisure and cultural amenities include the Scottish National Gallery of Modern Art, Belford Sports Club and the Fountain Park leisure complex, which offers a Nuffield Health gym, bowling alley, multiplex cinema, bars and restaurants. The Union Canal and Water of Leith provide pleasant routes for walking and cycling, while the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University campuses are all within easy reach.

EXTRAS:

THE SALE PRICE INCLUDES ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND CURTAIN POLES, TOGETHER WITH THE KITCHEN APPLIANCES, COMPRISING THE INTEGRATED HOB, OVEN, FRIDGE/FREEZER AND DISHWASHER, AS WELL AS THE AUTOMATIC WASHING MACHINE. THE FREESTANDING WARDROBES IN THE BEDROOM ARE ALSO INCLUDED.



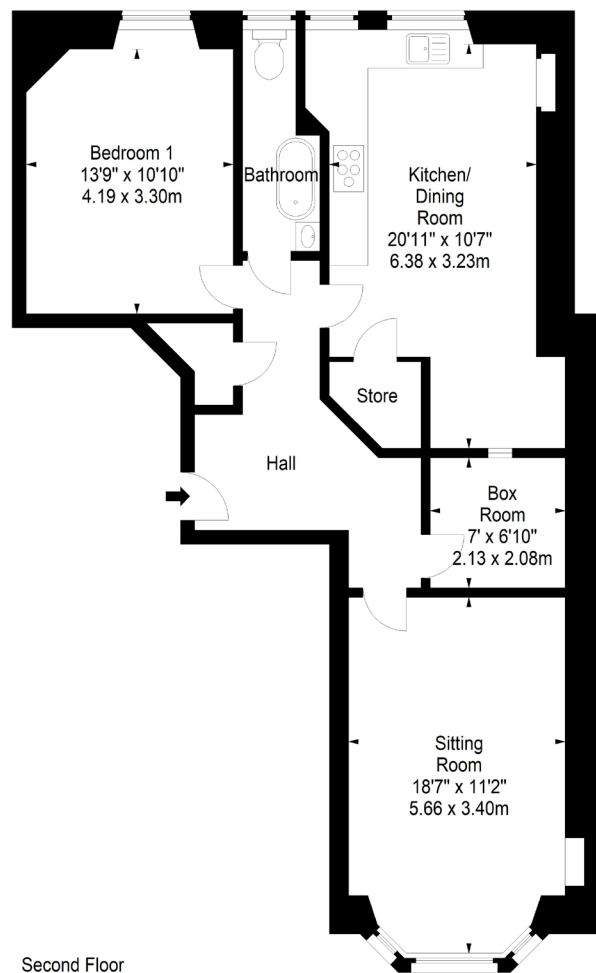


ENERGY PERFORMANCE
CERTIFICATE RATING C

Haymarket Terrace,
Edinburgh,
Midlothian, EH12 5JZ



Approx. Gross Internal Area
841 Sq Ft - 78.13 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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