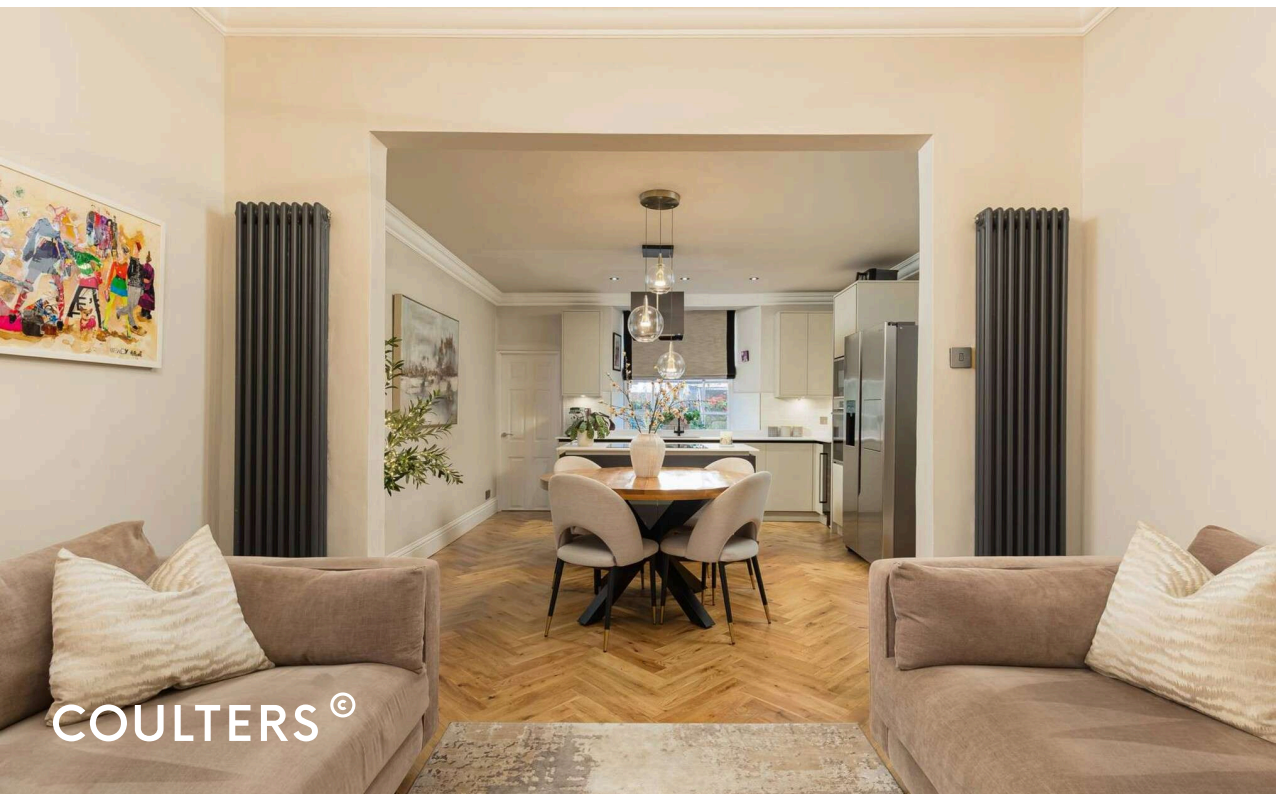


COULTERS[©]

9A WALKER STREET

WEST END, EDINBURGH, EH3 7JY

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a fine Georgian stone-built building, 9A Walker Street is an exceptionally stylish home which has been fully upgraded throughout by the current owners. High-quality fixtures and fittings are complemented by tasteful décor, creating an elegant interior that combines period character with contemporary design.

Upon entering, beautiful solid wood herringbone flooring leads through to the impressive dual-aspect open-plan living, dining and kitchen area. Generously proportioned, this inviting space with a sophisticated wood panel feature wall offers a comfortable area for relaxing alongside ample room for a good-sized dining table and chairs.

KEY FEATURES



Exceptional maindoor flat.



Two beautiful double bedrooms (one with en-suite) and a boxroom/study.



Private patio and direct access to a lovely shared rear garden.



Residents' permit holder parking.



Located in Edinburgh's highly regarded West End.



A short stroll to Princes Street.



EPC Rating - C



Council Tax Band - E



The sleek contemporary kitchen is centred around a large island, making it well suited to both everyday living and entertaining. Handleless wall and base-mounted cabinetry incorporates a Bosch induction hob, oven, extractor hood, microwave and dishwasher, alongside a wine fridge and freestanding American-style fridge/freezer.

A separate utility room, conveniently located off the kitchen, houses the washing machine and tumble dryer.





MORE INFORMATION

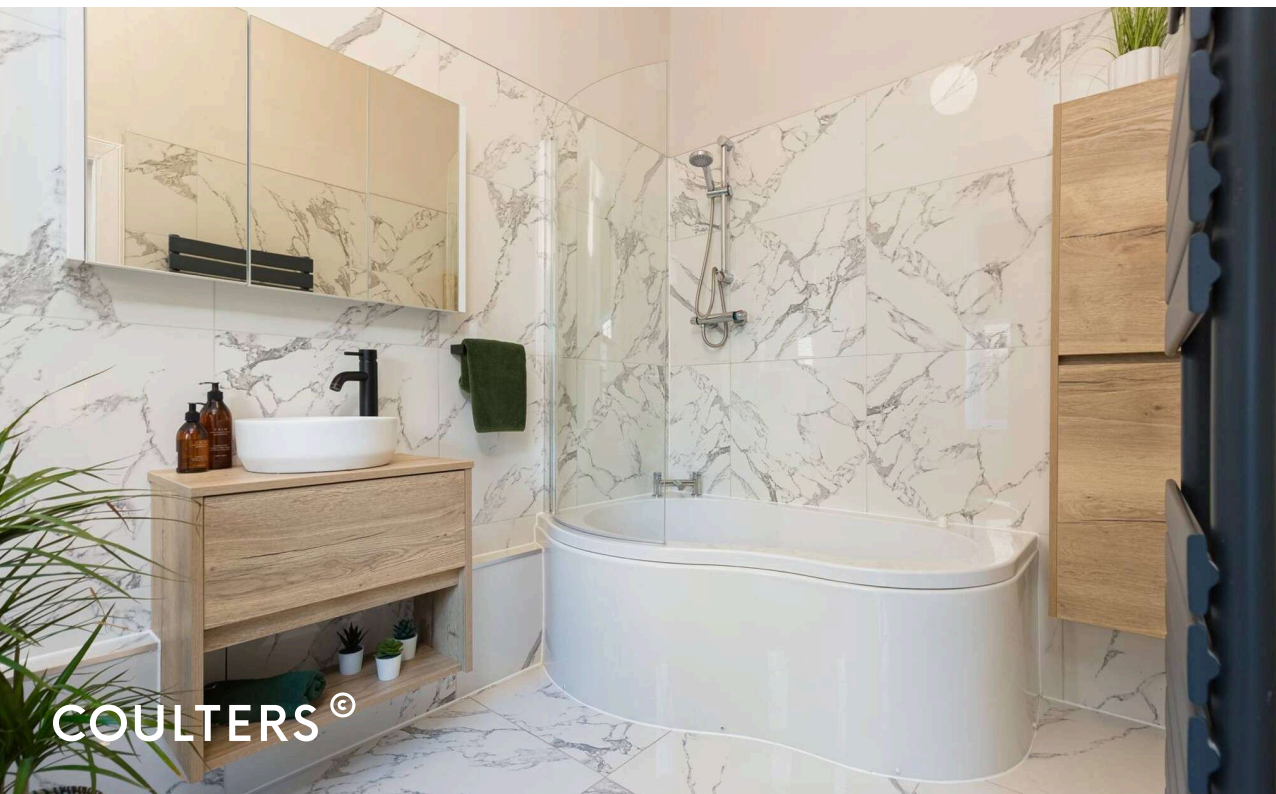
Double bedroom one is positioned to the front of the property and enjoys plenty of natural light, with fitted wardrobes and a luxurious en-suite shower room. The second double bedroom is also located to the front, with both bedrooms featuring soft carpeting.

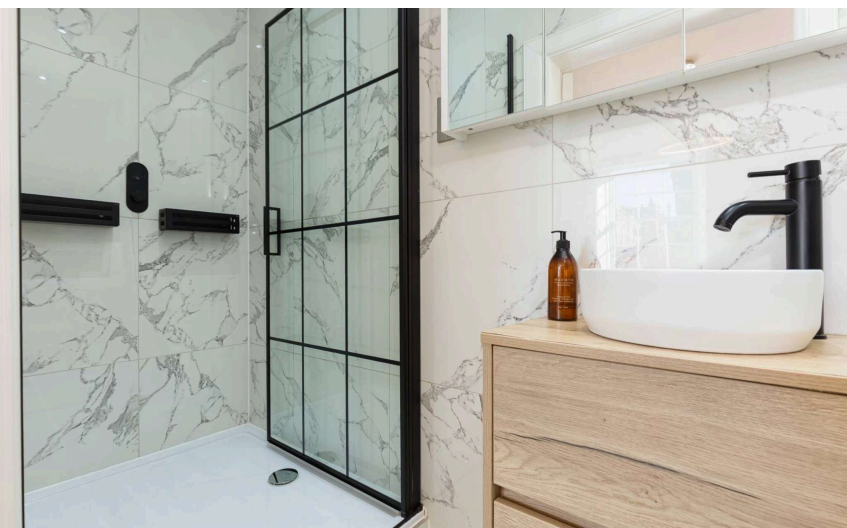
A boxroom/study provides an ideal home office, with a series of fitted cupboards and an adjoining storage room offering further practical space.

The stunning main bathroom completes the internal accommodation.

Heating and hot water are provided by gas central heating, controlled via a Nest thermostat.

Externally, a private patio area lies to the front of the property along with three below pavement cellars, plus additional below steps store, while direct access to the rear leads to a delightful terraced shared garden, featuring well-established and varied planting.







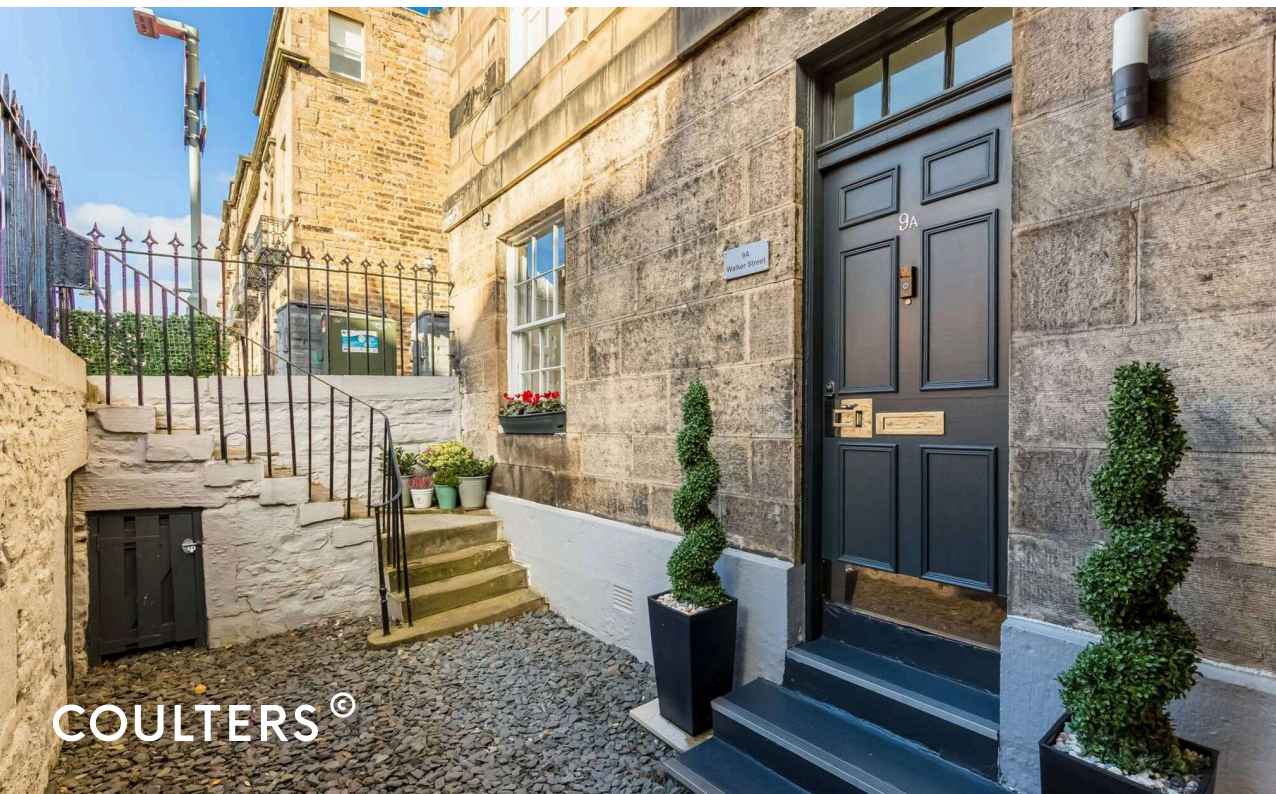


THE LOCAL AREA

This property occupies a tranquil position in Edinburgh's desirable West End and forms part of the Edinburgh World Heritage Site. This highly sought after neighbourhood combines historic architectural splendour with vibrant modern living just minutes from Princes Street and George Street.

The surrounding area offers an exceptional array of stylish bars, restaurants, bustling cafés, and traditional pubs. Stockbridge in particular is renowned for its superb selection of independent boutique shops and has a popular Sunday market selling artisanal goods.

Nearby Roseburn, provides access to an extensive cycleway and there are pleasant riverside walks along the Water of Leith, just a short distance from the property. Haymarket's transport hub with access to trains, trams and buses is close by and offers direct access to Edinburgh International Airport.



The property lies within the catchment area for Flora Stevenson Primary School and Broughton High School with private schooling options including The Edinburgh Academy, Fettes College and Erskine Stewarts Melville Schools in close proximity.

EXTRAS

All curtains, blinds, fitted flooring and kitchen appliances (excluding the washing machine) are included in the sale price.

Other items may be available subject to separate negotiation.

Please note that the light fittings in the living room and double bedroom one are not included in the sale and will be replaced with a standard pendant light fitting.

HOME REPORT VALUATION: £575,000

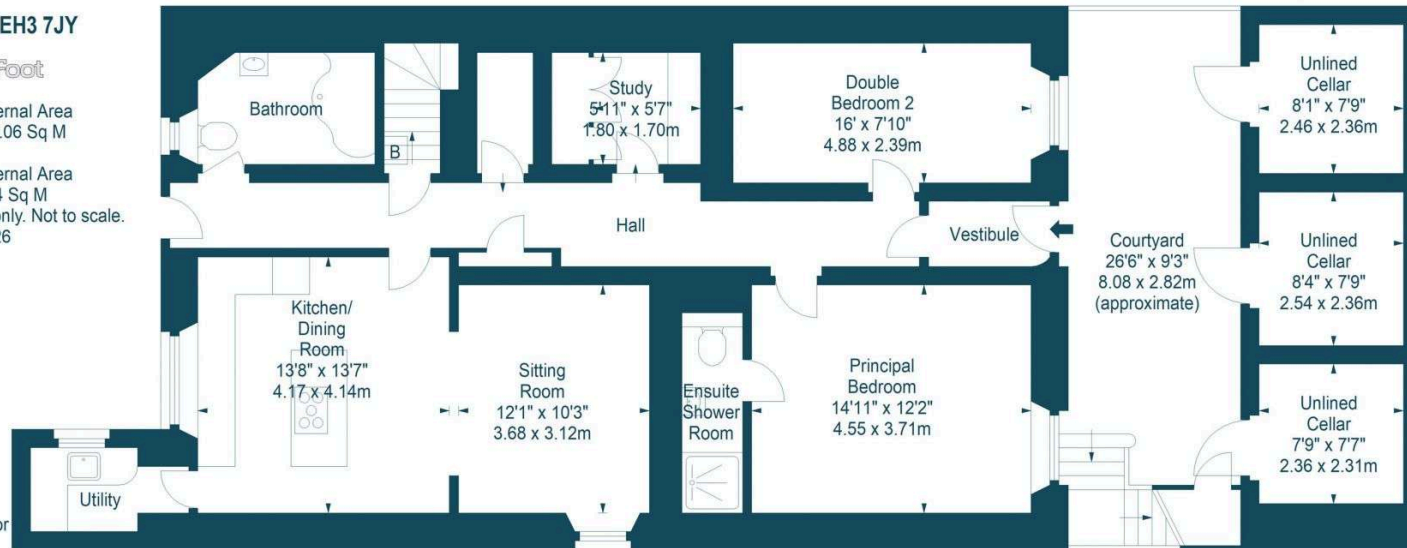
Walker Street, EH3 7JY



Approx. Gross Internal Area
1174 Sq Ft - 109.06 Sq M
Unlined Cellars
Approx. Gross Internal Area
205 Sq Ft - 19.04 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lower Ground Floor



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.