

2F1, 9 Richmond Terrace,  
Edinburgh  
EH11 2BY  
Fixed Price - £295,000





2F1, 9 Richmond Terrace, Edinburgh, EH11 2BY  
Fixed Price - £295,000

Beautifully presented, spacious and bright second (top) floor colony mews flat in the much sought after Haymarket. This property has recently undergone an extensive yet sympathetic refurbishment, enhancing many of its period details along with having a new roof, now boasts a perfect Home Report. Set in a peaceful cobbled horseshoe street with permit parking for residents only. It is well placed on the doorstep of West End, Financial District and a two minute walk to Haymarket Tram and Train Stations. Fantastic local amenities with restaurants appealing to every culinary delight and shopping galore as Princes Street is a brief walk away. There is the bonus of a half share front garden, secure entry system with only 3 other residents using the well-kept stair.

#### **Accommodation –**

Welcoming entrance hallway with utility cupboard housing the washing machine and useful extra storage. Each room is exceptionally bright with traditional sash/case double glazing. Sitting room with plenty of scope for dining, feature fireplace, wall press for storage.





Breakfasting kitchen fitted with modern appliances with a broad range of wall/base units. Lovely bright newly created shower room with velux skylight window. Two double bedrooms. Principle bedroom with wall press and walk in wardrobe plus extra storage.

#### Extras –

All blinds, curtains, floor coverings, integrated appliances included in the sale. Any items of furniture are available by separate negotiation.

#### Measurements –

Lounge – 4.12m x 4.05m

Kitchen – 3.50m x 2.10m

Bedroom 1 – 4.20m x 2.96m

Bedroom 2 – 2.95m x 2.20m

Shower Room – 2.10m x 1.18m





Burdens –

EPC – C

Council Tax Band – C

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes



Illustration For Identification Purposes Only. Not To Scale (ID:1017363 / Ref:86375)

**NeilWhittet**  
solicitors and  
estate agents

25 Barrosa Street, Perth PH1 5NF

Tel: 01738 628900  
Email: [ajr@neilwhittet.co.uk](mailto:ajr@neilwhittet.co.uk)

**Zoopla**

**SPC** SCOTLAND  
spscotland.co.uk

  
Perthshire Solicitors  
Property Centre