



## Garden Flat, 6 West Maitland Street

West End, Edinburgh, EH12 5DS

**Offers Over £275,000**

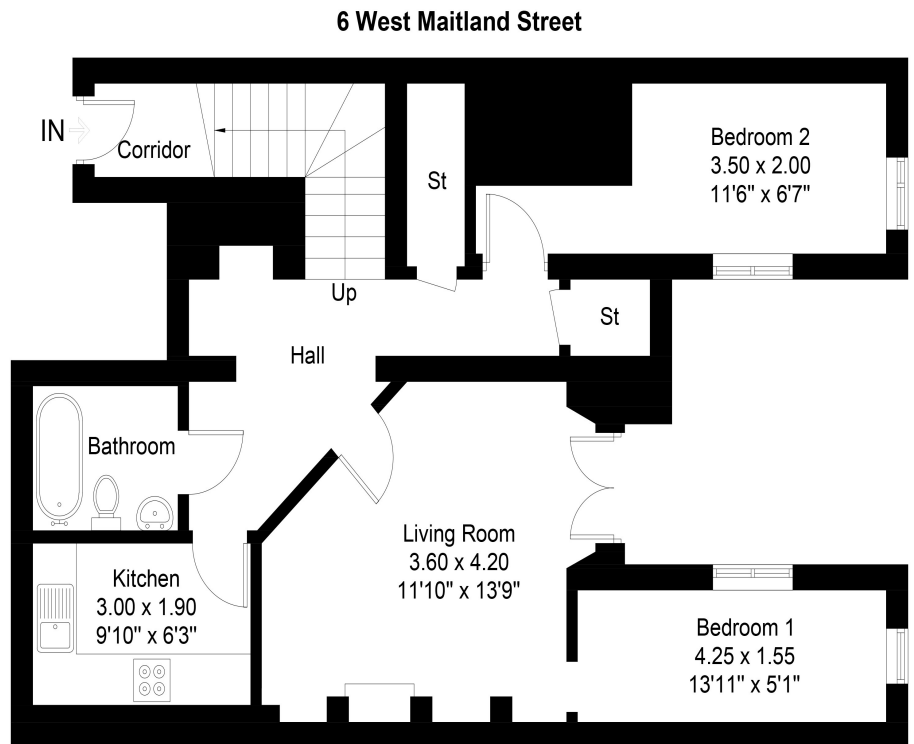
**Viewing By Appointment. Tel. 07753 435 987**

A Cosy, Rear-Facing (South) Garden Flat  
Forming Part of an Impressive Traditional City  
Centre Terrace, Ideally Situated In The Heart  
of Edinburgh's West End

## Key Features

- 2-Bedrooms
- Living Room
- Kitchen
- Bathroom
- Hallway & Stair
- Good Storage Capacity
- Substantial, Enclosed Garden Area
- Gas Central Heating





Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.  
Not to scale.

## The Accommodation

This cosy, rear-facing garden flat is very conveniently situated in the heart of Edinburgh's West End, offering a multitude of services within a moment's walk. Princes Street, the financial district and Haymarket train station are only a few minute's walk away and the trams and buses along West Maitland Street provide links into and out of Edinburgh.

The property can be entered from West Maitland Street, via the communal hallway that also serves the upper flats, or from the rear, via the private, enclosed garden. The interior has recently been substantially repainted in light, neutral tones and includes newly fitted coordinating floor coverings. There is gas central heating and traditional glazing. Notably for a city centre flat, there is a generously sized, undeveloped, enclosed private garden, accessed directly from the patio area outside the French doors of the living room. The existence of neighbouring developments would suggest that extension of the living space into the garden area might be feasible (subject to consent). The property offers potential for the new owner to create a very special home environment and is likely to appeal to a wide audience, including investors. Early viewing is recommended.

The **living room** offers an attractive focal point with its gas fired, "living flame" stove with a deep storage recess on each side, all beneath a long mantel shelf. The outlook to the patio is via French doors with independent, ornate wrought iron security gates. The light, neutral decor and newly fitted carpet are enhanced by ceiling mounted directional spotlights.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.

The **kitchen** has fitted base and wall-mounted units in a light oak finish, offering comfortable workspace and storage capacity. There is a new stainless steel gas hob, electric oven & extractor hood, stainless steel sink/drain, a washing machine and a fridge. Slate tile flooring contrasts the light ambience of the room, lit by directional spot lights.

With modern, white 3-piece sanitary ware, the **bathroom** also offers an electric shower over the bath and is tiled to wet areas, including the floor.

The central **hallway** incorporates two sizeable, integrated cupboards, one offering abundant, walk-in storage capacity. The newly fitted carpeting of the hall extends up the **stair** to the front door, beyond which is the carpeted **communal entrance hall**.

**Bedroom 1** includes parquet flooring, neutral decor and windows to two sides, one overlooking the patio area, whilst **Bedroom 2** is similarly sized and presented. It has new laminate flooring and similar outlooks.

**Exterior:** there is a patio area immediately outside the living room. There is concealed storage space beneath the steps leading to the enclosed elevated garden, which provides significant space and potential for development.

Energy Rating: C Council Tax band: C

## Interested?

Call 0131 661 0015 or 07771 757911 for more details now.