

12/8 Haymarket Terrace

HAYMARKET, EDINBURGH, EH12 5JZ



TWO-BEDROOM THIRD-FLOOR FLAT IN THE SOUGHT AFTER LOCATION OF HAYMARKET



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McEwan Fraser Legal is delighted to present this two-bedroom third-floor flat in the central location of Haymarket, which has recently seen a large investment in redevelopment.

Inside, the property comprises of an open plan kitchen/lounge/dining area which has a gas hob, fan oven and free-standing white goods. Benefiting from its south-facing aspect.





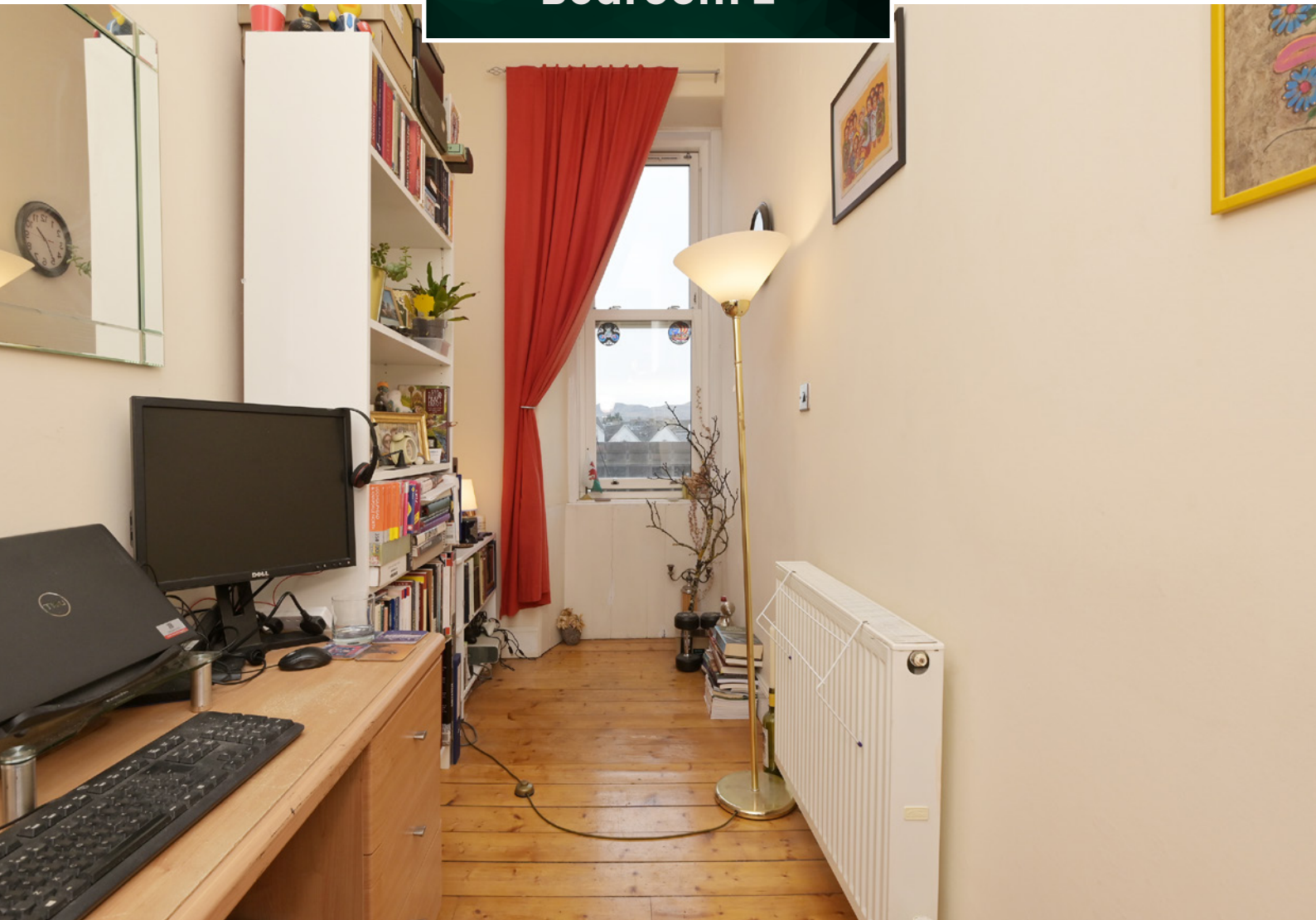


The property has two bedrooms and one has the additional benefit of connecting through the box room which offers excellent home office space.





Bedroom 2

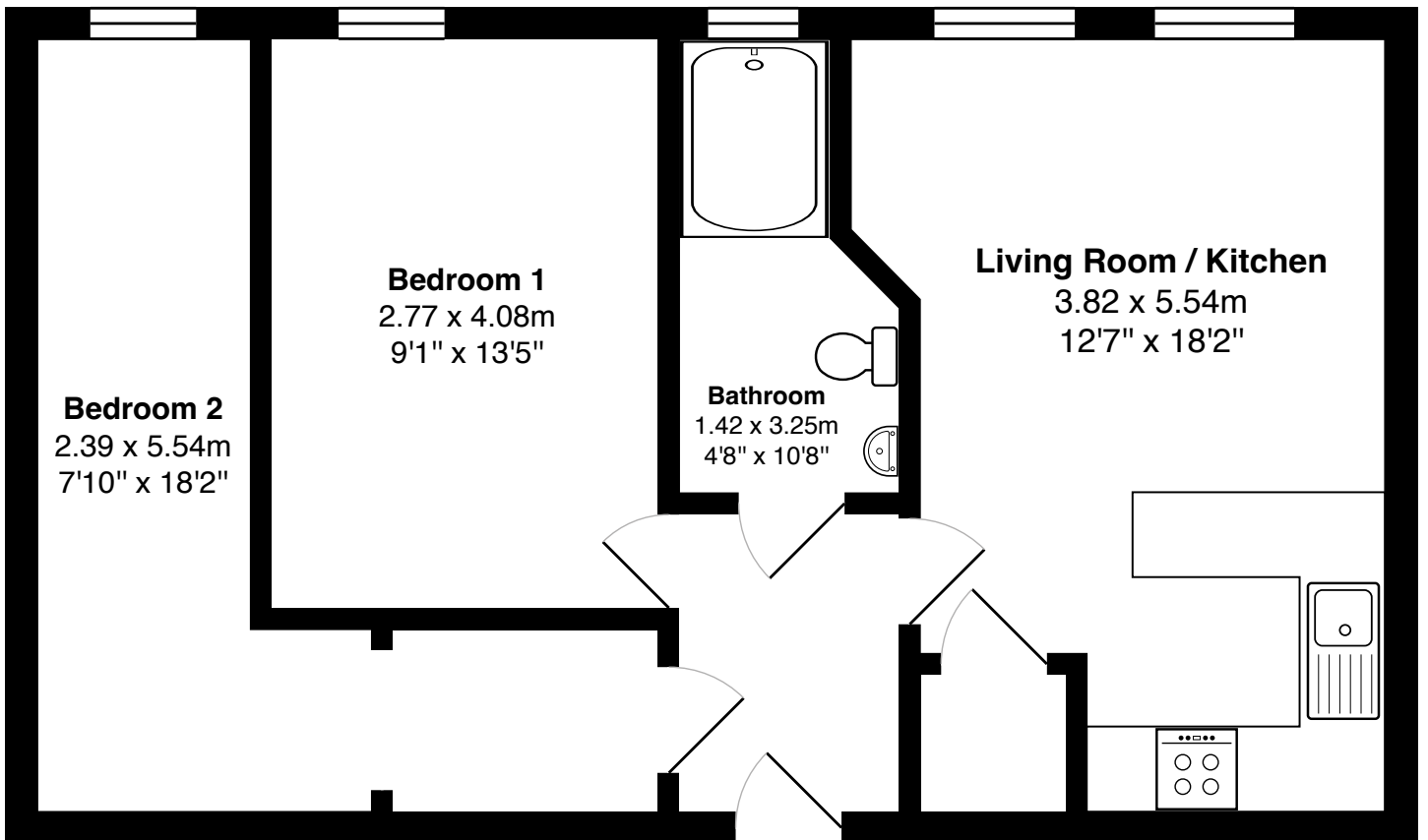






There is a spacious bathroom which is generously proportioned and is fitted with a white three-piece suite and a shower over the bath.





Gross internal floor area (m²): 55m²

EPC Rating: C



In addition, the property includes gas central heating, making for a warm, cost-effective home year-round and a communal garden area is located to the rear.

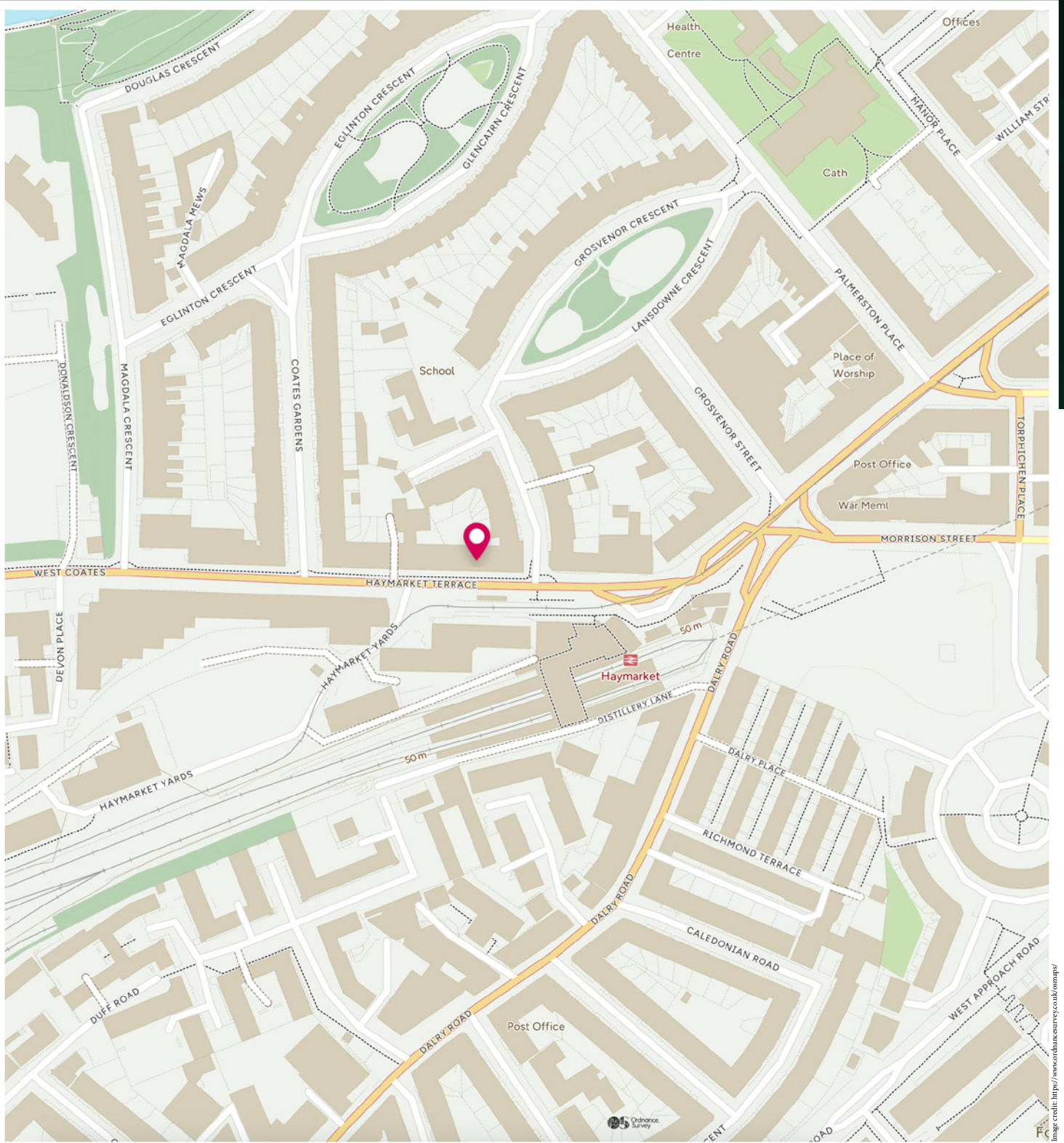




This property is located in the Haymarket area, which forms the south boundary of the famous New Town and is a ten-minute walk from Princes Street and the financial district. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offers some of Edinburgh's most specialised shops. The two magnificent squares, St Andrew Square and Charlotte Square are linked by the prestigious George Street and along with Queen Street are home to Edinburgh's business world. In and around the city centre and especially at the West End, there is an endless variety of restaurants and bars with every possible taste in food catered for. Art galleries and places of historic interest are all within easy reach. The property is also conveniently placed for the Edinburgh International Conference Centre and Edinburgh's new financial district.

There is a wide variety of bus services travelling through the area and as Haymarket is a crossing point for all of these services, it is a simple matter to travel to any part of the city. There is also a British Rail Station at Haymarket, where there are train services to places throughout Scotland. The new tram service is available only a stone's throw from this property. This provides commuters with a fast and efficient service into the City Centre, Edinburgh Airport and surrounding areas.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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