



GF, 33 Coates Gardens, Edinburgh, EH12 5LG

Two-Bedroom, Ground-Floor Flat within a Charming Victorian Building

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Property Description

Set within a grand corner-positioned B-Listed Victorian townhouse, this outstanding two-bedroom ground-floor flat, in an unrivalled city address in the West End of Edinburgh, offers an exquisite blend of historic elegance, contemporary refinement, and abundant natural light.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a family bathroom, and a flexible box/store room.

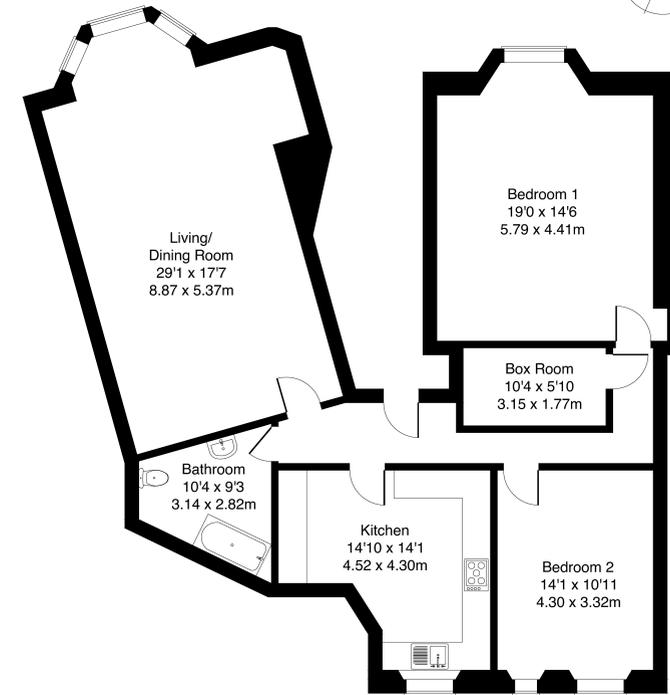
Highlights include a bay-fronted living/dining room with intricate plasterwork, tall sash windows, and a feature fireplace. Boasting stunning period detail, further features include beautiful stripped wood flooring throughout, original working shutters, tall ceilings, and superb decorative corning.

A charming shared vestibule with original tiled flooring sets an impressive tone on entry. Inside, the L-shaped reception hall with period tiling leads to a magnificent bay-fronted living and dining room, flooded with natural light and framed by ornate corning, intricate plasterwork, and a striking period fireplace. To the rear, the kitchen has been tastefully modernised with stone-effect worktops, a separate breakfast bar, and a full complement of quality appliances, including a range-style cooker.

The principal bedroom offers an exceptionally spacious room, with twin windows, enjoying elegant detailing including a ceiling rose and original fireplace, while the second double bedroom offers a peaceful retreat with ample space for freestanding storage. Completing the home, a stylish bathroom features a modern suite, an over-bath shower, a tall ladder radiator, and spotlighting, while a box room/store provides superb walk-in storage provision, or a potential home office space.

Externally, this distinguished Victorian building stands proudly on one of the West End's finest corner plots, moments from the city's best boutiques and cultural landmarks.

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Approximate Gross Internal Area: (1367 sq ft - 127 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located on a prestigious corner site in Edinburgh's fashionable West End, this property is perfectly placed for the very best of city living. Set amongst elegant Georgian and Victorian architecture, the West End offers boutique shopping, fine dining, and a vibrant arts scene. Haymarket Station and tram stops are within easy walking distance, providing swift access to the airport and beyond.

Residents enjoy proximity to Princes Street Gardens, the Water of Leith Walkway, Dean Village, and a range of cultural attractions including the Usher Hall and Lyceum Theatre. The area is served by excellent schooling in both the public and private sectors, making it one of Edinburgh's most desirable and well-connected neighbourhoods.





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