



30/6, Richmond Terrace, Edinburgh, , EH11 2BY

Bright and Well-Presented Two-Bedroom, Second-Floor Flat with Parking

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Property Description

Bright and well-presented, two-bedroom, second-floor dual-aspect flat of a modern residential development, with an allocated parking space. Set in a quiet residential cobbled side street, in the Haymarket area, exceptionally well-located for the west end of Edinburgh city centre.

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

With light neutral decor throughout, highlights include a fitted kitchen with appliances, double glazing and gas central heating. In addition, there are good integral storage spaces, TV and telephone points, and a secure entry system.

Externally, there is a residents' car park to the rear of the building, whilst superb public transport links also include Haymarket station just minutes away.

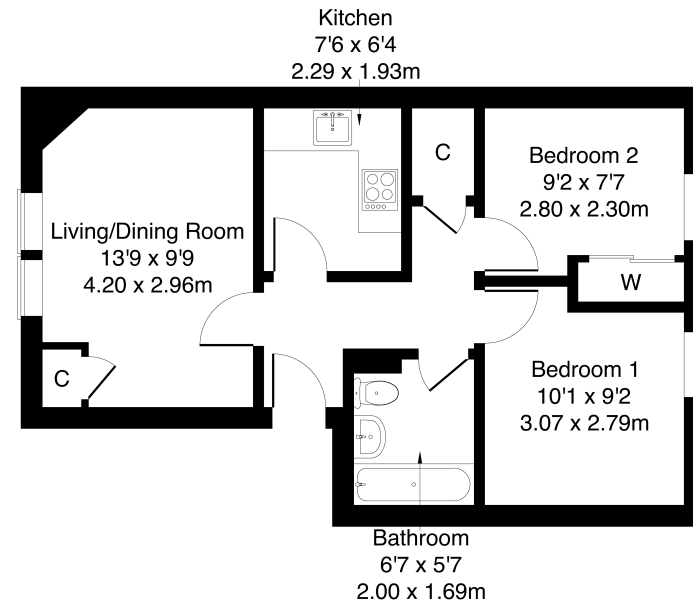
An inviting entrance hall welcomes you into the home, providing access to all rooms, with the living/dining room set to the side, finished with carpeted flooring and featuring a built-in cupboard ideal for storage. The kitchen, finished with wood-effect flooring, offers fitted countertops, a tiled splashback, a sink with drainer, an integrated oven and electric hob with canopy above, along with a washing machine and fridge/freezer.

Carpeted flooring continues throughout, creating a warm and homely feel, leading to bedroom one, decorated in light tones and enjoying a large window, and bedroom two, which benefits from mirrored built-in cupboards. Completing the property is a family bathroom featuring a three-piece suite with an electric shower over the bath.



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Approximate Gross Internal Area: (474 sq ft - 44 sq m.)



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

Area Description

Haymarket sits in Edinburgh's vibrant West End, right in the heart of the city centre, and borders lively neighbourhoods like the New Town, Fountainbridge, and Dalry. The area features a mix of modern residential developments alongside classic tenement buildings, supported by a wealth of local amenities including shops, supermarkets, cafes, and restaurants. For more extensive shopping, Princes Street and George Street—with their array of high-street brands—are just a short walk away, as are some of Edinburgh's key attractions such as Princes Street Gardens, museums, and

galleries. Leisure options abound with the nearby Fountain Park Leisure Complex offering a multi-screen cinema, a fitness centre, and a variety of restaurants. The scenic Union Canal provides lovely walking and cycling paths, while expansive green spaces like Bruntsfield Links and the Meadows are close by for outdoor enjoyment. Haymarket is also highly convenient for transport, with Haymarket Station acting as a major hub for trains, trams, and buses, alongside regular bus services running throughout the area, making travel across the city and beyond seamless.





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