



13/4, Richmond Terrace, Edinburgh, EH11 2BY

Stunning & Spacious, Two-Bedroom, Second-Floor Flat

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Property Description

A stunning and spacious two-bedroom, second-floor flat, set in a traditional stone-built tenement. Conveniently located in the heart of the vibrant Haymarket area, within the West End of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two bedrooms, and a separate WC and shower room.

This charming period property includes tall ceilings, generous room sizes, cornicework, and original varnished wood flooring for the lounge and bedrooms.

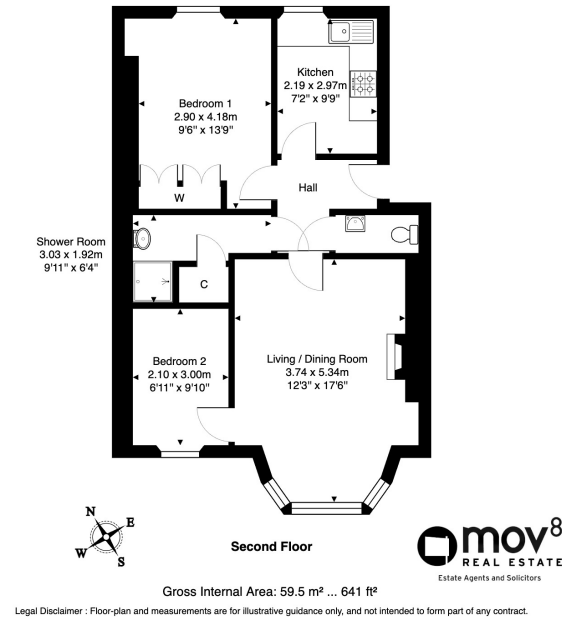
Tastefully finished with light decor, additional features include a fitted kitchen with appliances, contemporary bathroom suites, feature fireplaces, gas central heating, and double glazing.

Conveniently placed, with excellent transport links including train, tram and bus services, while Princes Street and George Street, along with the city's main attractions, all within walking distance.

A welcoming entrance hall affords access throughout the majority of the property, including a convenient storage cupboard. A bright and elegant lounge boasts a large south-facing bay window, flooding the room with natural light. Rich in character, it features original wood flooring, a traditional Edinburgh press, ornate cornicing, a ceiling rose, and a striking feature fireplace, making it a perfect space for relaxing or entertaining. Set to the opposite side, the kitchen offers a range of fitted wall and base units, an integrated oven and hob, and space for freestanding appliances.

The generous main bedroom includes a fitted wardrobe, traditional press, and another attractive fireplace, offering ample space for additional freestanding furniture. A second bedroom, accessed from the lounge, provides a versatile space – ideal as a guest room, home office, or study. Completing the accommodation, a modern shower room features a built-in cupboard, an enclosed cubicle, tiled splash walls and a ladder-style radiator, while a separate WC has a two-piece suite.

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Area Description





Located in Edinburgh's stylish West End, Haymarket is a sought-after area blending traditional charm with modern city living. Neighbouring vibrant districts such as the New Town, Fountainbridge, and Dalry, it offers a fantastic lifestyle close to all the capital's amenities. The area boasts a great selection of shops, supermarkets, cafes, and restaurants, while more extensive retail options can be found on Princes Street and George Street. Cultural highlights, including Princes Street Gardens, museums, and galleries, are also nearby. For leisure, residents enjoy the Fountain Park Leisure

Complex with its cinema, gym, and eateries. The Union Canal provides walking and cycling paths, while Bruntsfield Links and The Meadows offer vast green space. Haymarket Station, just minutes away, is a key transport hub with train, tram, and bus services. Many of Edinburgh's business districts, universities, and main attractions are easily reached on foot, making Haymarket a perfect blend of connectivity, culture, and convenience.





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