



6 Argyll Terrace, Haymarket, Edinburgh, EH11 2BR

Beautifully Presented, One-Bedroom, Lower Mid-Terrace Villa with Garden

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Property Description

Beautifully presented, one-bedroom, traditional stone-built lower mid-terrace villa with a private garden. Forming part of Edinburgh's sought-after and popular colonies in Haymarket, located in the West End of Edinburgh City Centre.

Comprises an entrance vestibule, hall, living room, kitchen, double bedroom, and bathroom.

Ready-to-move-in, with original features including high ceilings, cornices, and sash and casement windows with working period shutters. Further features include a traditional-style fireplace, light-neutral decor throughout, contemporary lighting and multiple TV points.

Externally, the property benefits from a private front garden with a lawn, patio and storage shed; and unrestricted off-street parking in the surrounding areas.

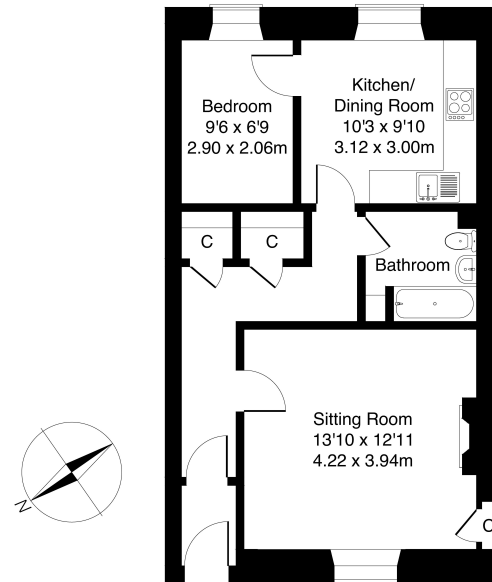
A welcoming entrance hall opens into the hallway affording access throughout, including two large storage cupboards. Set to the front, the tastefully finished living room features cornice plasterwork, an impressive traditional-style fireplace, a built-in press cupboard, and wood effect flooring continuing from the hall and into the majority of the property.

Set to the rear, the spacious and stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround and a sink with drainer; whilst offering space for freestanding appliances.

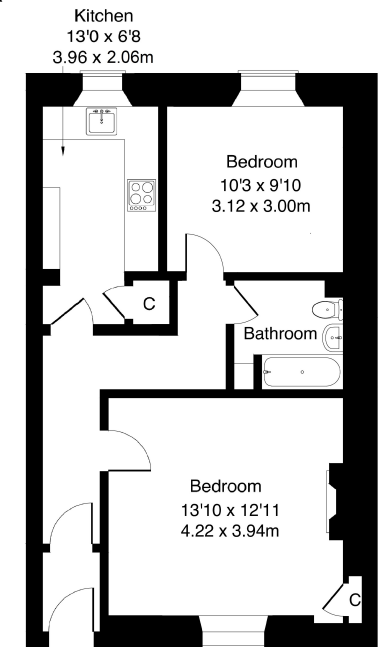
Set off the kitchen, a bright double bedroom features light neutral decor, a window seat with integrated storage and a wall-mount TV point; whilst completing the accommodation, the bathroom is set internally off the hall, fitted with a three-piece suite including a shower over the bath, tiled splash walls and flooring, and underflooring heating.

An alternative floorplan layout has been created where the kitchen would replace the bedroom, the living room replaces the kitchen, and the bedroom replaces the living room (subject to any potential planning permission).

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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



Ground Floor



Alternative Floorplan Layout

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

Area Description





Haymarket is located in Edinburgh city centre's fashionable West End and is adjacent to many other vibrant areas such as the New Town, Fountainbridge, and Dalry. With many modern residential properties mixed with more traditional tenements, the immediate area is well-served by local amenities with a wide range of shops, supermarkets, cafes and restaurants. Extensive high-street shopping is available on both Princes Street and George Street, along with the city's main attractions including Princes Street Gardens, museums, and galleries. The Fountain Park

Leisure Complex includes a multi-screen cinema, fitness centre and restaurants; the Union Canal has walking and cycle paths, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Many attractions and business and educational institutions of Edinburgh centre can be reached easily on foot, as can the travel hub of Haymarket Station for train, tram and bus connections; whilst regular bus services are available throughout.





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