



lindsays

**6 West Stanhope Place,
Edinburgh, EH12 5HQ**

"A handsome stone built mid terraced house situated in a quiet street in the highly regarded West End"

- Entrance vestibule
- Hall with good storage
- Sitting room/bedroom 3
- Dining room/lounge
- Fitted kitchen with door to south facing patio
- Shower room
- Two double bedrooms
- Gas central heating
- Double glazing
- Residents permit parking

EPC Rating D

FIXED PRICE £465,000

£5,000 BELOW HOME REPORT VALUATION



Description

A handsome stone built mid terraced house situated in a quiet street in the highly regarded West End. This lovely property offers a superb home ideally situated within easy reach of the City Centre and close to Haymarket Tram and Train Station. In brief the accommodation comprises; entrance vestibule, hall with good storage, sitting room/bedroom 3, dining room/lounge, fitted kitchen with door to south facing patio, two double bedrooms and shower room.

Area

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. There is a variety of local

amenities within close walking distance on Shandwick Place. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Co-operative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city. The tram stop at Haymarket provides swift access to Edinburgh Airport and other areas of the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, the Forth Road Bridge and central motorway network.

Viewing

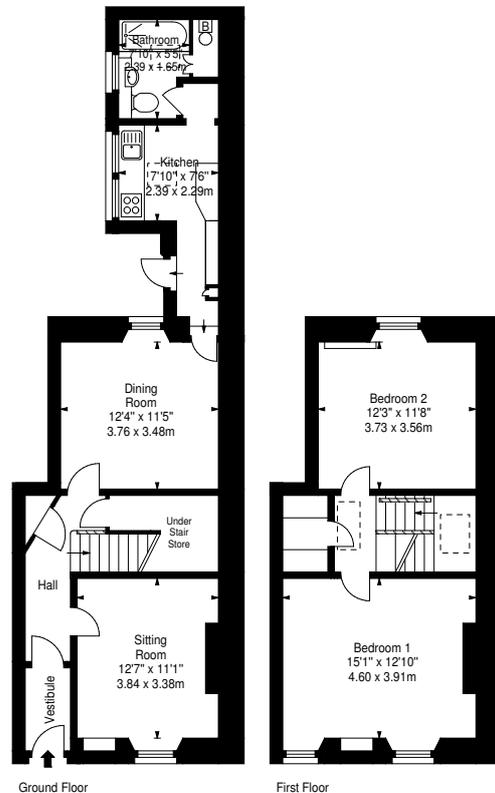
By appointment contact Lindsays.propertyadmin@lindsays.co.uk



West Stanhope Place,
Edinburgh, EH12 5HQ

 SquareFoot

Approx. Gross Internal Area
1044 Sq Ft ~ 96.99 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.