



# HUNTERS

RESIDENTIAL



11 West Maitland Street,, West End, EH12 5DS

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**Fixed Price £280,000**

Viewing: by appointment through selling agents on 0131 447 4747

### GENERAL DESCRIPTION

Beautifully presented and particularly spacious Georgian top/second floor flat retaining many fine period features and situated in a most convenient central location in the heart of the West End. The flat is accessed from a well kept shared entrance and stair with security entry phone system and comprises a welcoming entrance hall with dado panelling, magnificent bow ended lounge/dining room with a period marble fireplace, modern breakfasting kitchen with flag stone floor and integrated appliances, two large double bedrooms with original fireplaces and sanded and sealed wooden floors, a third good sized single bedroom with original fireplace, large boxroom which could be converted into a study or additional bath/showeroom, recently refitted bathroom with a white three piece suite and shower. The property benefits from gas central heating and refurbished windows. Residents Zone parking is available on surrounding streets.

- Prominent city centre location and enjoying superb view
- Security entry phone
- Many original features retained, including sanded floors/working shutters/original marble fireplaces and cornicing
- Spacious and welcoming reception hall
- Magnificent bow ended lounge/dining room
- Recently upgraded breakfasting kitchen with stone flagged floor and integrated appliances. Access to attic offering additional storage.
- Two large double bedrooms and generous single bedroom
- Newly fitted bathroom with shower
- Gas central Heating and refurbished windows



## LOCATION

West Maitland Street is situated in the heart of Edinburgh's fashionable West End. This part of town has a wide selection of local shops, supermarkets, superb restaurants, cinemas and bars. Edinburgh's world famous Princes Street and the City's business and financial centres are all within a very short walking distance. Regular bus services are available on street and Haymarket Railway Station is situated conveniently nearby. Ready access is available westwards and southwards to the City bypass, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

## ACCOMMODATION

HALL

LOUNGE/DININGROOM 20'4" x 14'0"

BREAKFASTING KITCHEN 9'4" x 9'1"

BEDROOM ONE 16'11" x 15'9"

BEDROOM TWO 16'1" x 12'4"

BEDROOM THREE 11'8" x 7'11"

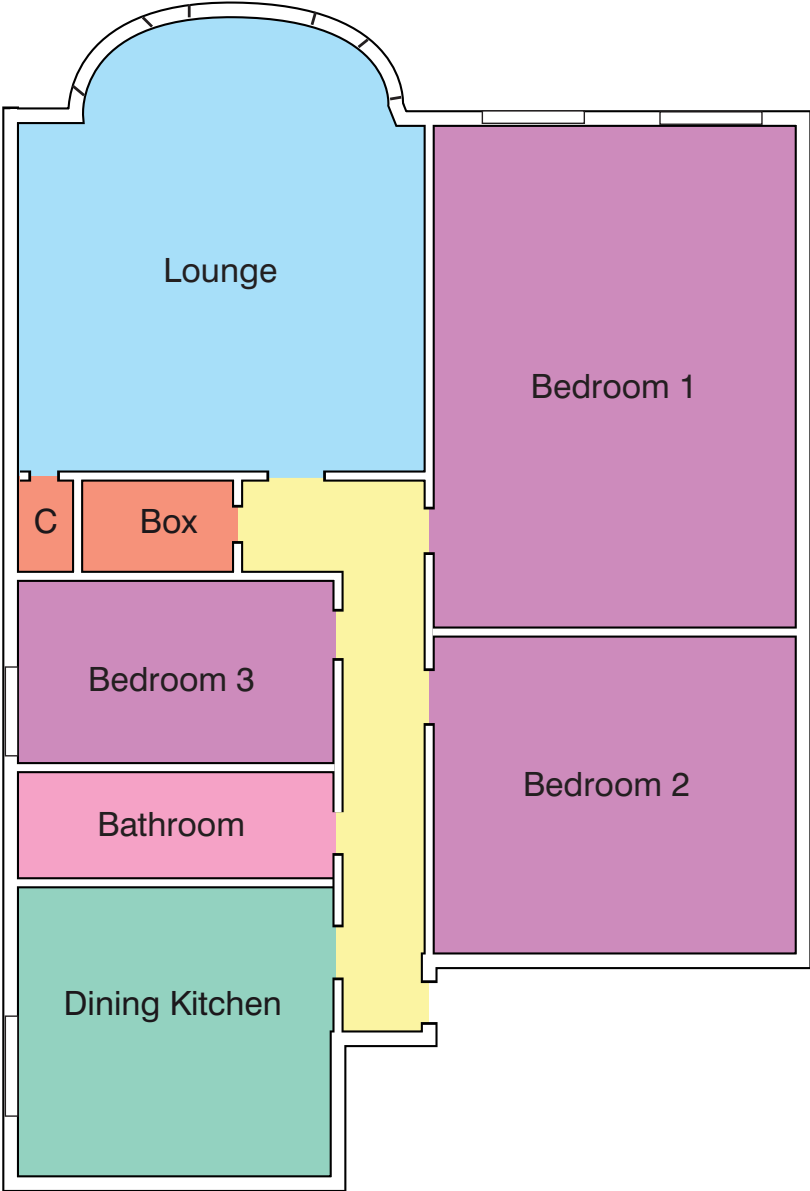
BOXROOM

BATHROOM

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





Lounge

Bedroom 1

C

Box

Bedroom 3

Bedroom 2

Bathroom

Dining Kitchen





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