



**47/1 WILLIAM STREET  
WEST END  
EDINBURGH  
EH3 7LW**

**OFFERS OVER  
£395,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS



**SPACIOUS  
THREE BEDROOM  
FIRST FLOOR FLAT  
IN A DESIRABLE CITY  
CENTRE LOCATION  
CLOSE TO EXCELLENT  
LOCAL AMENITIES**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Spacious first floor flat located in the heart of Edinburgh's West End. It is ideally positioned for access to the many local amenities and is within walking distance of Princes Street. 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.

Stockbridge is only a short walk away and offers 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 West End tram stop 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.

The property benefits from working window shutters, sash and case windows, a secure entry-phone system and gas central heating.





## PROPERTY DETAILS

- \* Welcoming entrance Hall providing access to all rooms. Entry phone handset. Meters cupboard.
- \* Bright and spacious Lounge with twin sash and case windows to front. Working shutters. Feature fireplace with wooden surround and slate hearth housing living flame gas fire. Decorative cornice and ceiling rose.
- \* Fully fitted Dining kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. The washing machine and fridge/freezer are included in the sale. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Shelving. Sash and case window to rear with working shutters.
- \* Large Master Bedroom with twin sash and case windows to front. Working shutters. Built in wardrobes with hanging space and shelving.
- \* Second Double Bedroom with window to rear. Working shutters. Built in wardrobe with hanging space and shelving. Bookcase.
- \* Third Bedroom with sash and case window to front. Window shutters. Clothes pulley.
- \* Family Bathroom with three piece suite comprising bath with mixer shower above, wash hand basin and WC. Mirror.



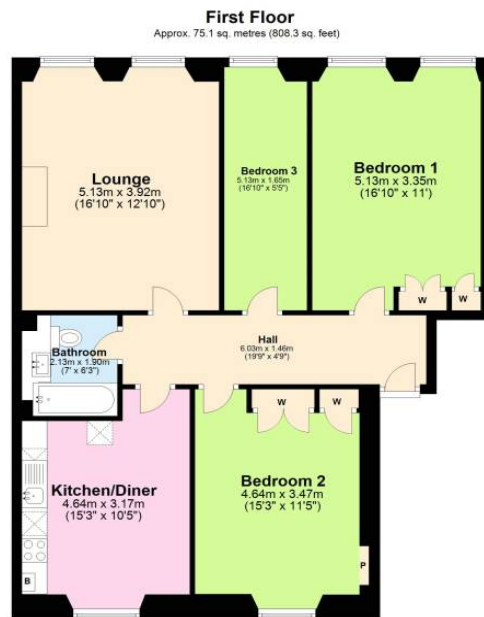
## EXTERNAL

Resident permit parking is available on application to the City of Edinburgh Council.

Energy Efficiency Rating: D







Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and floor plan by Mike Dooley photography 0730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

