

FOR SALE

5

COATES CRESCENT

3,865 SQ.FT (359 SQ.M)



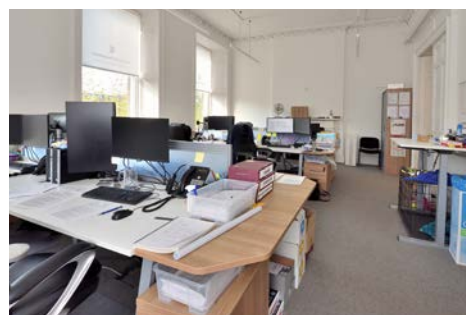


5 MINUTE
WALK FROM
HAYMARKET
TRAIN STATION
AND OPPOSITE
THE WEST END
TRAM HALT



LOCATION

Coates Crescent is located in Edinburgh's traditional West End office and financial district within a few minutes' walk of Melville Street, George Street, Princes Street and The Exchange District. The immediate area has a wonderful array of bars, cafes, restaurants and independent retailers, whilst also benefitting from a Sainsbury's and Boots within 100m. Coates Crescent itself is only a five minute walk from Haymarket Train Station whilst the West End tram halt is located opposite the building on Shandwick Place, providing smooth access to Edinburgh Airport within 30 minutes. Coates Crescent can be easily accessed by both bicycle and car and has numerous bus routes within a short walk.



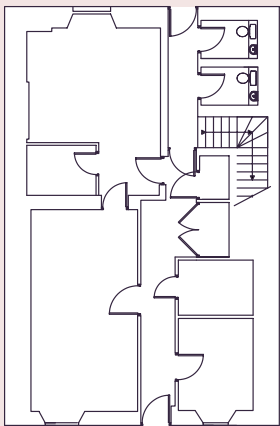
DESCRIPTION

5 Coates Crescent, designed and built by Robert Brown in 1823, comprises a Grade A listed, mid-terraced, Georgian townhouse over lower ground floor and 4 upper storeys with a bright, south-facing aspect. Internally, the premises provide a mix of well-proportioned cellular and open-plan accommodation, retaining many quality period features throughout. The subjects have been well maintained and are in excellent decorative order, benefitting from the following features:

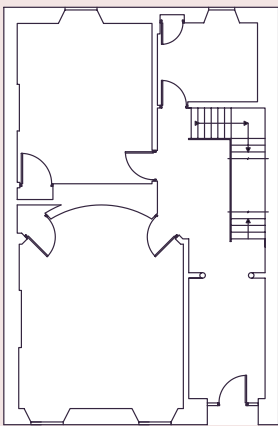
- Gas fired central heating
- Door entry system
- Attractive garden to rear
- Quality period features throughout
- Private garage for 3 cars to rear



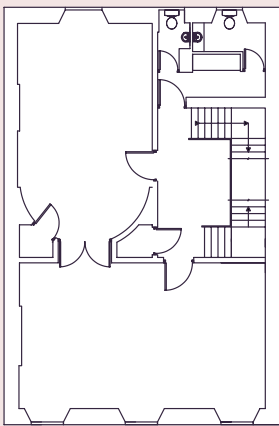
FLOOR PLANS



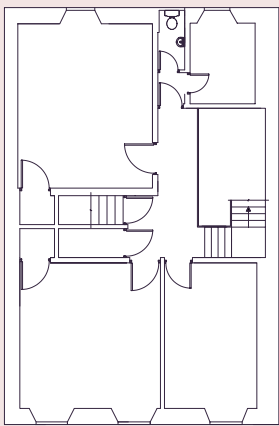
BASEMENT



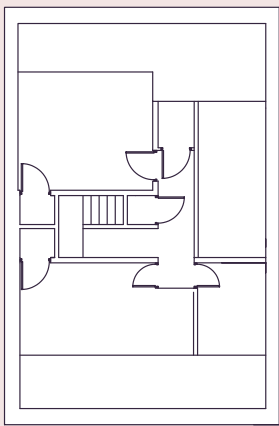
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ATTIC

ACCOMMODATION

According to our measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows:

| Floor | Office Accommodation (sq.ft.) | Storage (sq.ft.) |
|--------------|-------------------------------|------------------|
| Lower Ground | 832 | 19 |
| Ground | 852 | 11 |
| First Floor | 922 | 12 |
| Second | 926 | 46 |
| Third | 333 | 30 |
| Total | 3,865 | 118 |

Car parking is available to the rear providing 2 clear spaces and 1 block space in a secure garage accessed off William Street Lane South East.



PLANNING

The property is currently used in accordance with Class 4 of the Scottish Use Classes Order.

RATING ASSESSMENT

The Lothian Valuation Board has advised that the Rateable Value is £46,050.

SALE TERMS

Offers are invited to acquire the heritable title of 5 Coates Crescent with full vacant possession on an unconditional basis.

ENTRY

To be agreed between both parties.

VAT

For the avoidance of doubt, the property is registered for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

The property has an EPC of 'D'.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole selling agent:

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MISREPRESENTATION ACT

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