

8A ROSEBERY CRESCENT

West End, Edinburgh, EH12 5JP



A large main-door garden-level flat in the West End

A large and versatile three-bedroom main-door garden-level flat set on the lower ground floor of a distinguished C-listed Victorian building in Edinburgh's prestigious West End. Presented to exceptionally high standards and thoroughly upgraded, this city flat is an outstanding residence that offers light-filled rooms with spacious proportions and high ceilings. The period architecture brings an abundance of charm, whilst high-end interiors and neutral decoration provide the owner with modern comforts and a blank canvas for personalisation. The southwest-facing home also features a statement German kitchen and a contemporary en-suite (both

newly fitted in 2019/2020), as well as a premium family bathroom and a wealth of storage. Enhancements such as a box room, private gardens, and upgraded external stores with a fully-functional study/office further boost this home's appeal, along with its highly sought-after location within the UNESCO World Heritage Site conservation area – just moments from all the city centre has to offer. Ensuring the property looks its best, the exterior has also undergone comprehensive external conservation and common repair supported by Edinburgh World Heritage Trust.



CONTENTS

- 06** **The Floorplan**
- 09** **The property**
- 10** **The entrance**
Welcoming vestibule and hall with walk-in cupboard
- 12** **Reception rooms**
Large living room with storage and a feature fireplace
- 19** **A modern kitchen**
German kitchen by Pronorm with Dekton worktops
- 22** **The bedrooms**
The home's bedrooms continue the sharp eye for detail, as well as the light décor and soft carpeting
- 26** **The bathrooms**
In addition to the en-suite, there is a family bathroom, attractively presented with sandy-toned tiles
- 31** **Gardens & parking**
Charming courtyard garden to the rear
- 36** **The West End**
The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities




8A ROSEBERY
CRESCENT



PROPERTY NAME

8A Rosebery Crescent

LOCATION

West End, Edinburgh, EH12 5JP



LOWER GROUND-FLOOR

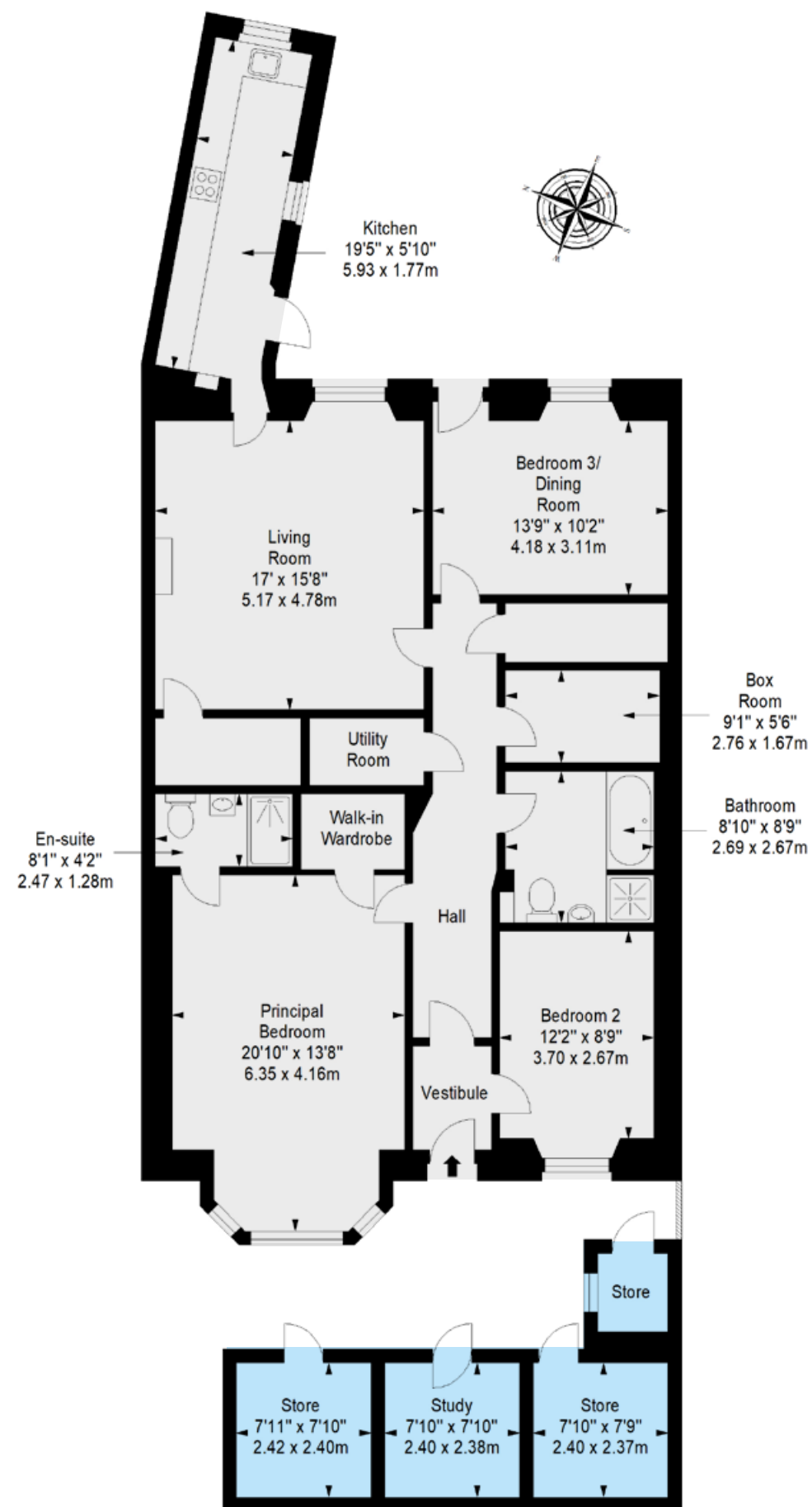


STORES AND OFFICE

APPROXIMATE TOTAL AREA:

153.6 sq. metres (1653.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Total area: approx. 153.6 sq. metres (1653.4 sq. feet)





WELCOME

8A Rosebery Crescent

Welcome to a traditional three-bedroom main-door garden-level flat that offers stylish living in one of the most sought-after postcodes in the capital.

GENERAL FEATURES

A large main-door garden-level flat in the West End
Part of a distinguished C-listed Victorian building
Set in the prestigious New Town conservation area
Neutral decoration and high-end finishings throughout
EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming vestibule and hall with walk-in cupboard
Large living room with storage and a working fireplace
German kitchen by Pronorm with Dekton worktops
Separate utility room quietly located off the hall
Large principal suite with a walk-in wardrobe
Second double bedroom and a separate box room
Versatile third double bedroom/dining room
Contemporary three-piece en-suite shower room
Premium family bathroom with a four-piece suite

EXTERIOR FEATURES

Private courtyard garden to the front
Three well-maintained stores and a study/office
Private rear garden with a leafy ambience
Access to further private gardens for a yearly fee
Controlled permit parking (Zone 1)



CITY LIVING

at its finest

A small flight of stone steps lead down to a private courtyard garden and the home's front door, which opens with a warm welcome into a vestibule and hall with a walk-in store cupboard. From the outset, the quality of the home is self-evident thanks to its plush carpeting and carefully curated interior design.



The reception room

SPACIOUS, BRIGHT, & INVITING

Set to the rear of the home, the living room overlooks the garden enjoying a bright and inviting ambience. It is enhanced by neutral decoration and varnished wooden floorboards, which bring a warm glow of colour to the space. Generous dimensions allow for a variety of furnishings, whilst a handsome working fireplace forms a focal point for the room's configuration. There is also a walk-in cupboard for on-hand storage.







Bedroom 3, currently used as a dining room, provides a second reception area that is ideal for sociable dining, especially as it opens out onto the rear garden which is perfect for summer entertaining





STATE-OF-THE-ART

German kitchen



The dual-aspect German kitchen has an eye-catching bespoke design by Pronorm. Fitted by Palazzo Kitchens, it pairs ultra-modern cabinets in two different tones with luxurious Dekton worktops that seamlessly blend with the matching splashbacks.

An ultra-modern kitchen

It is a highly effective look that is both stylish and practical. Undercabinet lighting adds to the bright environment and integrated Siemens appliances ensure a smooth finish. It also has access to the rear garden and is supplemented by a separate utility room quietly located off the hall.

Extras: Integrated kitchen appliances (induction hob, concealed extractor, double oven/grill, microwave, fridge/freezer, and dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



A LARGE PRINCIPAL SUITE

& walk-in wardrobe

The home's bedrooms continue the sharp eye for detail, as well as the light décor and soft carpeting. The principal suite, fronted by a southwest-facing bay window, also boasts an expansive footprint for a wide choice of furnishings. Furthermore, it has the luxury of a walk-in wardrobe and a premium en-suite shower room with a double walk-in shower enclosure.





In addition, there is a second double bedroom and a versatile box room that could be used as a nursery or play area. If required, the third double bedroom can be used as a dining room as well, the home providing a variety of configurations to suit various stages of life. This bedroom opens directly out onto the rear garden which could be perfect for summer entertaining.

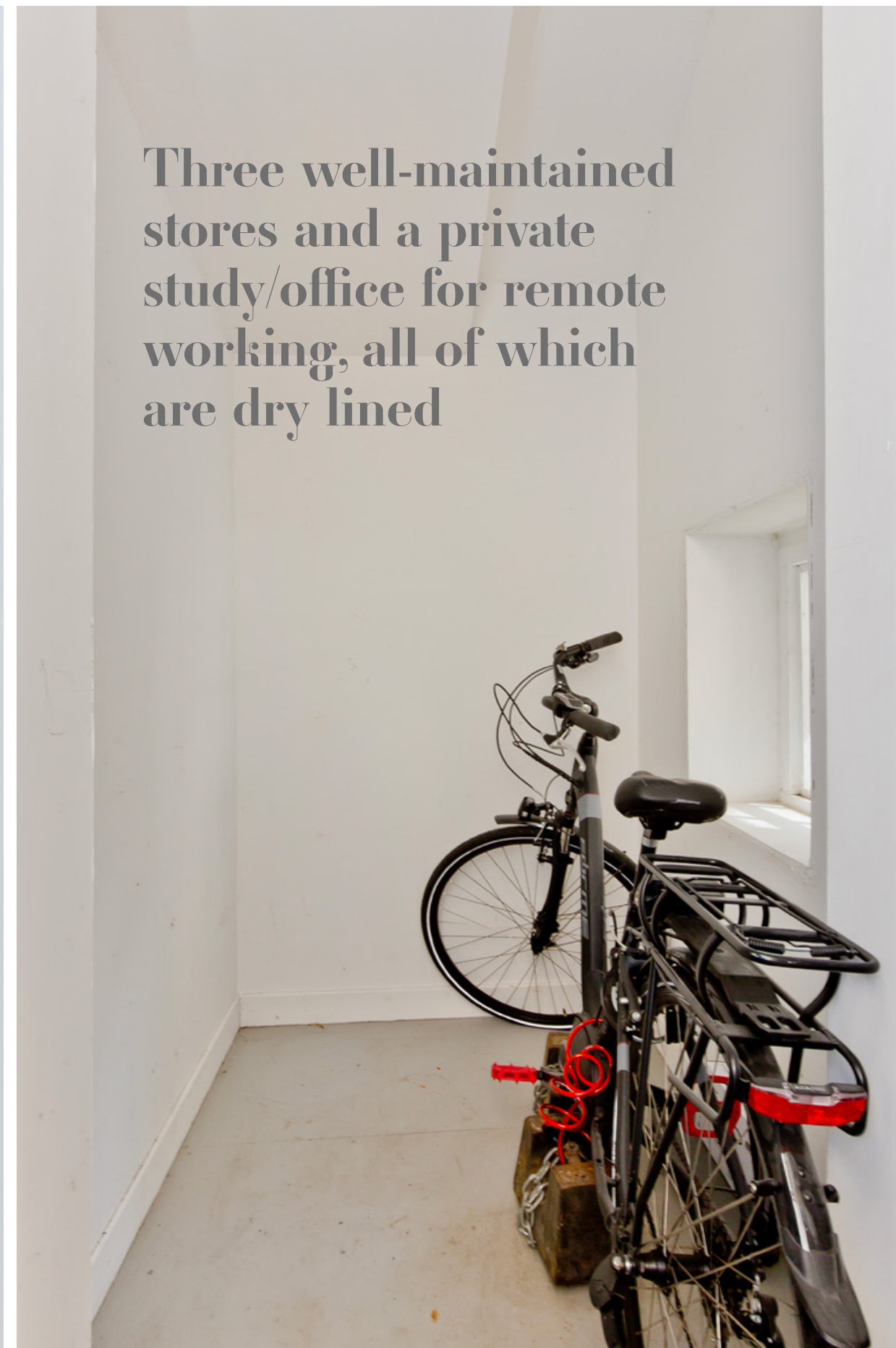
A stylish en-suite and a **FAMILY BATHROOM**

In addition to the en-suite, there is a family bathroom, attractively presented with sandy-toned tiles and complementary décor. It is equipped with a four-piece suite and is comprised of a toilet, a half-pedestal washbasin, a towel radiator, a double-ended bath, and a separate shower cubicle.





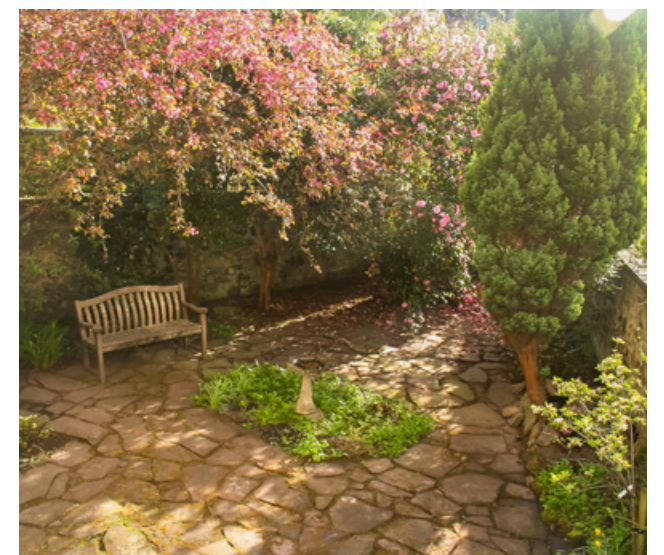
Three well-maintained
stores and a private
study/office for remote
working, all of which
are dry lined





LOTS OF OUTDOOR SPACE TO ENJOY

The charming courtyard garden to the front of the property is a delightful space for afternoon tea. It has three well-maintained stores and a private study/office for remote working, all of which are dry lined. The study is also insulated and includes power, lighting, and internet. Meanwhile, the private rear garden is mostly paved, being framed by mature plants which grant the space a vibrant ambience and an air of tranquillity. It is enclosed by a stone wall and is well-suited to relaxing and entertaining in the sun. Furthermore, homeowners can apply for access to Lansdowne and Grosvenor Crescent private gardens for a modest yearly subscription, providing this city flat with further outdoor space. Conveniently, the property also falls within a controlled permit parking area (Zone 1), ensuring residents have space to park – an essential feature in the city centre.







WEST END, EDINBURGH

A highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. It is also within easy reach of the renowned National Galleries of Scotland, including Modern One and Two, the National Gallery, and the Portrait Gallery. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.





Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

ēspc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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 particulars have not been tested and no warranty is given that they are in full working order.