



20/5 ROYAL CRESCENT
NEW TOWN
EDINBURGH EH3 6QA



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Beautifully presented and well-proportioned top floor tenement flat located in the extremely desirable New Town district of Edinburgh. The flat is ideal for young professionals and couples, being so close to the City Centre and the variety of shops and amenities that it offers.



AT A GLANCE

- Lounge
- Dining Kitchen
- Three Bedrooms
- Two Bathrooms

THE FINER DETAIL

- Gas Central Heating
- Shared Garden
- Ample Storage
- EPC Band E





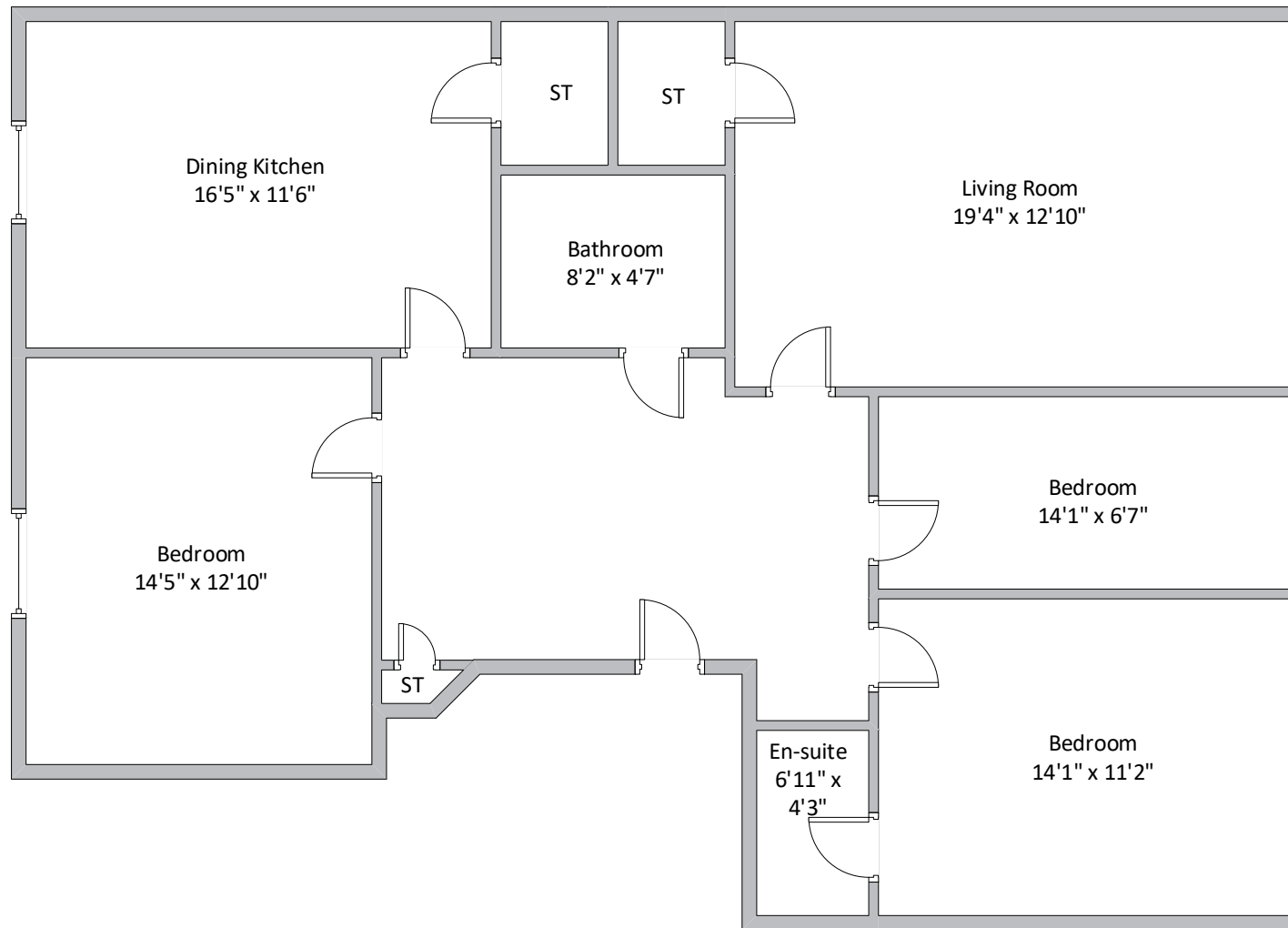


The top floor flat is entered via a communal stair with secure entry phone system and provides access to the well maintained resident's garden to the rear. The welcoming hallway has hall cupboard and flows through to the formal lounge with feature fireplace and large walk in cupboard. The dining kitchen has a selection of floor and wall mounted units and the appliances include a five ring gas hob with extractor hood and light, electric oven/grill, fridge/freezer and washing machine. There is also a large pantry cupboard providing ample storage. Two double bedrooms, the main bedroom having an en-suite shower room. Third bedroom is ideal for home office. Bathroom has a white three piece suite comprising of a bath with mains shower, wash hand basin and WC.

The property benefits from gas central heating.







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Approx gross internal area 1237 sqft | 115 sqm

Property reference MW0438

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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