



18A Queen's Crescent, Edinburgh, EH9 2BB

*Unique three-bedroom detached family home with gardens, driveway and carport*

URQUHARTS  
EDINBURGH



## DESCRIPTION

18A Queen's Crescent is a unique and rarely available 1960's three bedroom detached house with accommodation over three levels, enclosed north-facing rear garden, driveway and carport. Situated in the desirable Newington area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas. The property has been renovated over the years however could now benefit from some minor modernisation throughout offering a fantastic family home.

Welcoming entrance hall; double bedroom three with built in wardrobes; shower room and utility area; and a separate WC. On the first floor, there is a generously sized drawing room with triple windows overlooking the front; fitted kitchen with wall and base units and appliances; and a bright sunroom/conservatory overlooking the rear garden. On the second floor, master bedroom with en-suite shower room, built in wardrobes and corner dual aspect outlook, further good-sized double bedroom, also with built in wardrobes and corner dual aspect outlook; and a modern bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Drawing room. Kitchen. Three double bedrooms (one en-suite). Sunroom/Conservatory. Bathroom. Shower room & Utility Room. WC.

Gas central heating. Double glazing. Well-maintained front, side and rear gardens with the enclosed rear garden mainly laid to lawn with mature borders, patio area and walkaround path to the front of the property. Garden shed and external store. Driveway leading to a triple car carport. Access to Waverley and Ventnor Park Gardens subject to a modest annual fee.

## LOCATION

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. The location is convenient for those working at the Edinburgh University campuses, with the Kings Buildings, the Royal Infirmary, and the Scottish Parliament within short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood





Park, Arthurs Seat, The Meadows, Blackford Hill and several well-renowned golf courses. Nearby districts of the Grange, Morningside and Marchmont are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, and recreational facilities. Excellent state schools in the catchment area include Preston Street Primary School and James Gillespie's High School, and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **E**

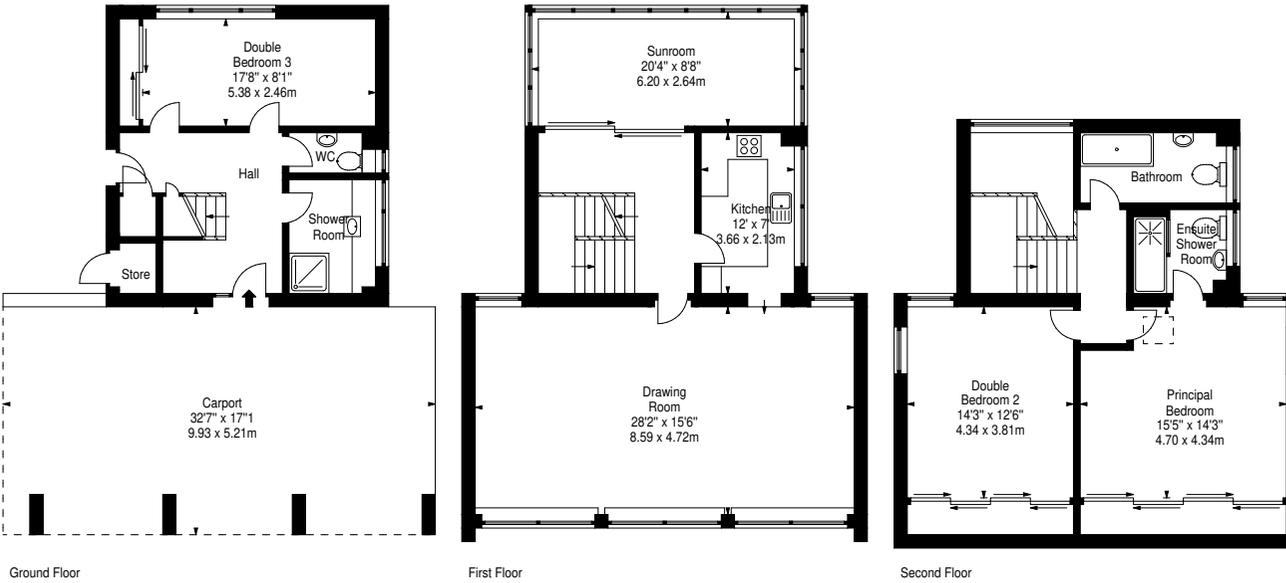
Tenure Freehold



Queen's Crescent,  
Edinburgh,  
Midlothian, EH9 2BB



Approx. Gross Internal Area  
2019 Sq Ft - 187.57 Sq M  
(Including Store)  
Carport  
Approx. Gross Internal Area  
553 Sq Ft - 51.37 Sq M  
For identification only. Not to scale.  
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## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).