



**boyd** property

54 (IFI) Shandwick Place  
EDINBURGH | EH2 4RT



# 54 (IFI) Shandwick Place

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## Description

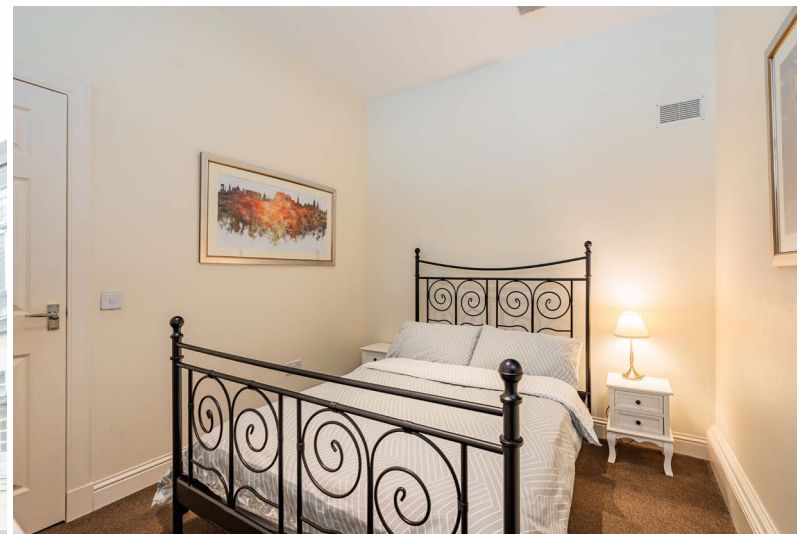
Boyd Property are delighted to present to the market this charming, light and extremely spacious apartment, forming part of a traditional building in Edinburgh's prestigious West End. This impressive south-facing first floor apartment has all the amenities and attractions of the City Centre on its doorstep. The accommodation briefly comprises a welcoming entrance hallway, a beautifully light and spacious open plan drawing room/studio bedroom which is flooded with natural light from the expensive bay windows with working shutters. This room has dedicated spaces for relaxing, entertaining/dining and the sleeping area is sectioned off with a wall between the lounge area. There is a large box/guest room, fitted kitchen and spacious luxury bathroom that comes complete with three-piece white suite and separate shower cubicle. The property benefits from wet electric central heating, sash and case windows, tall ceilings and there is a bike storage area in the communal stair. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

## Location

The West End is a highly sought-after area, close to the commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. 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. Haymarket rail station is close by, including a regular airport bus and tram service that are both right on the doorstep along with other regular public transport links that provide swift access in and around the city. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

## Extras

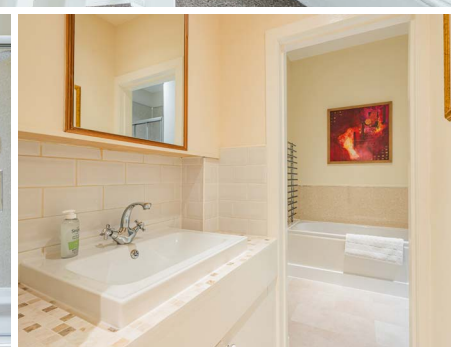
All fitted floor coverings and integrated appliances in the kitchen. It should be noted that other items of furniture may be available by separate negotiation.



## Features

- Sought after City Centre location
- Entrance hallway
- Drawing room/dining/studio bedroom
- Kitchen
- Box/Guest room
- Bathroom with separate shower cubicle
- Sash & Case windows
- Wet electric central heating
- External bike storage

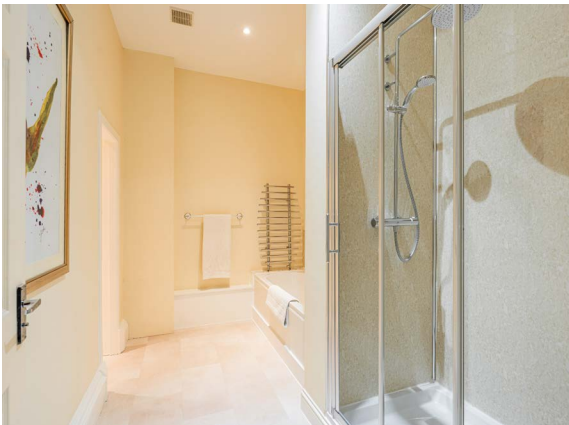
“ A charming, light and extremely spacious apartment, forming part of a traditional building in Edinburgh's prestigious West End. ”



For price and viewing information please scan the QR code.

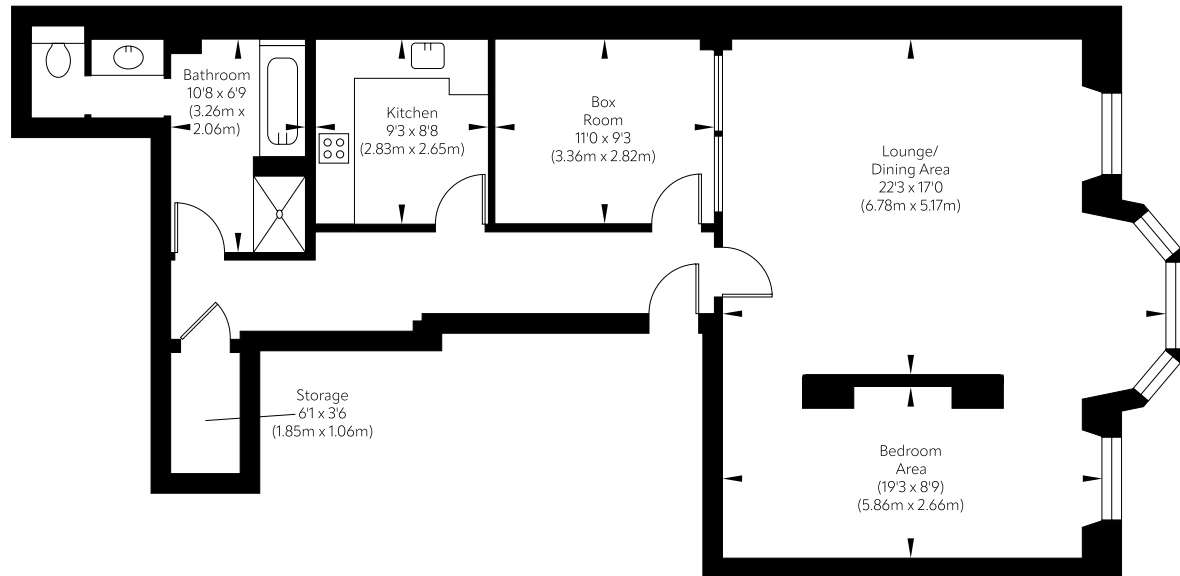
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Approx. Gross Internal Floor Area 89.08 Sq M / 959 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
 All measurements are approximate. Not to scale. For identification only.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.