

**15/4 Clarendon
Crescent
Edinburgh EH4 1PU
Offers Over £395,000**

- Living room featuring leafy outlook and gas fireplace
- Kitchen with stunning views over Edinburgh fitted with a range of floor and wall mounted units, gas hob, electric oven and appliances included
- Two double bedrooms
- Fully tiled bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and mixture of single and double glazed windows
- Access to Clarendon Park
- On-street permit parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £246



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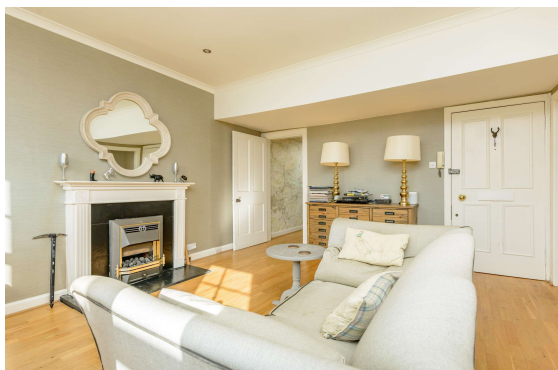
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EPC C



Flat

This beautifully presented two-bedroom top floor flat enjoys breathtaking views across Edinburgh and beyond to Fife. With excellent transport links to the city centre and a wealth of local amenities nearby, this property is sure to attract considerable interest — early viewing is highly recommended.

The accommodation comprises a bright and spacious living room with leafy outlooks and a charming gas fireplace, creating a perfect space to relax and unwind with family or friends. The generous kitchen/diner offers truly spectacular views and is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and included appliances. There are two well-proportioned double bedrooms, with the principal bedroom featuring large fitted wardrobes providing ample storage. The second bedroom benefits from access to eaves storage. A stylish, fully tiled bathroom is fitted with a three-piece suite and a mains shower over the bath. Additional features include a large storage cupboard off the hallway, gas central heating, and a mix of single and double glazing. Residents also enjoy access to a beautifully kept garden at Clarendon, and on-street permit parking is readily available. **Please Note:** Annual charge for insurance and maintenance of tree/garden are to front of Clarendon Crescent of £120 and a annual stair cleaning charge of £126.04

Clarendon Crescent commands an excellent location in the heart of Edinburgh's West End and is ideally situated for access to an array of stores, shops and restaurants and is within easy walking distance of George Street and Princes Street. The area has access to a plethora of cultural venues including the Scottish National Gallery of Modern Art in Dean Village, The Usher Hall on Lothian Road and The Royal Lyceum Theatre on Grindlay Street. Recreational amenities are well served at Edinburgh Sports Club and Dean Tennis Club situated in the adjacent Dean Village along with further facilities found in nearby Stockbridge. There are pleasant walks nearby in Princes Street Gardens, The Royal Botanic Gardens at Inverleith and along the Water of Leith Walkway. Many of Edinburgh's highly regarded private schools are nearby including Fettes College, Stewart's Melville and Mary Erskine School. There are also excellent road links which allow easy access in and out of Edinburgh and regular public transport services operate to and from the West End and to surrounding areas including the tram that offers access to the Airport or Leith.

Viewing by appointment on 0131 337 1800

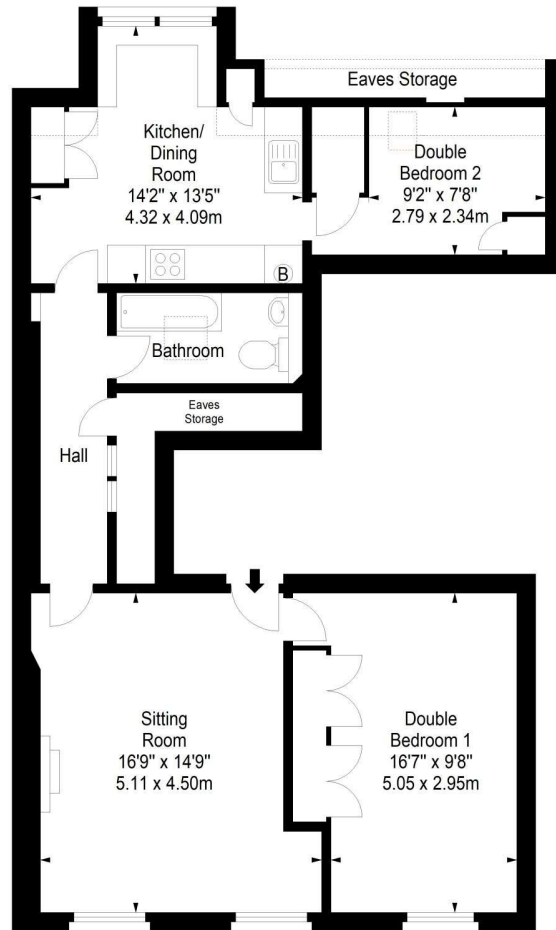




Clarendon Crescent,
Edinburgh,
Midlothian, EH4 1PU



Approx. Gross Internal Area
840 Sq Ft - 78.04 Sq M
(Including Eaves Storage)
For identification only. Not to scale.
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Third Floor



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