










Solicitors & Estate Agents



# 15/1 Magdala Crescent

West End | Edinburgh | EH12 5BD

An excellent opportunity has arisen to purchase this charming and elegant ground floor flat with private garden to the front and a lovely open aspect towards the Magdala Crescent Gardens, located in Edinburgh's prestigious West End district. The property is within walking distance of the city centre and fantastic transport links. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/Metered Parking
-  Private garden to front
-  EPC Rating – D
-  Council Tax Band – E



## Description

In brief the accommodation comprises; grand communal hallway with private external storage cupboard, welcoming entrance hallway with built-in cupboard, fantastic sized bay-windowed reception room/dining room pleasantly overlooking the garden space and boasting stunning original features throughout including working shutters, stylish fitted kitchen, two well proportioned double bedrooms quietly situated to the rear of the building and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and lovely original features throughout.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and integrated dishwasher. Some furnishings available by separate negotiation.

## Gardens & Parking

A real feature of this property is the beautifully presented private garden to the front which is a lovely, peaceful location to enjoy the open aspect of the Magdala Crescent communal Gardens. Access is available to the Magdala Crescent Gardens which is a beautiful, well-maintained space. A fee of approximately £200 per annum is payable for the upkeep of the communal gardens. Permit/metered parking can be found to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





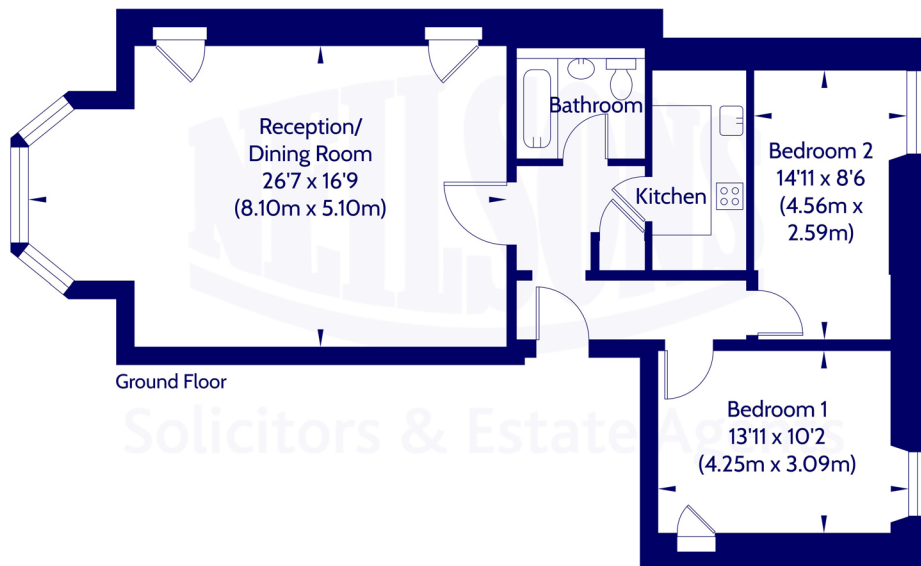


## Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a M&S Foodhall at Haymarket along with a Tesco Express and Co-operative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. 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 and tram stop are within walking distance and regular public transport provides swift access in and around the city. By car the main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.



Approx. Gross Internal Floor Area 81.85 Sq M / 881 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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