



Fixed Price

**£549,000**

## 21/3 Eglinton Crescent

West End | Edinburgh | EH12 5BY

An exceptional opportunity has arisen to acquire this impressive second floor apartment, forming part of a beautifully converted Victorian townhouse. Ideally positioned within one of Edinburgh's most distinguished Victorian crescents in the prestigious West End, the property is just moments from the city centre and Haymarket train and tram stops. It offers well proportioned accommodation alongside superb period features including decorative cornices and ceiling roses, high ceilings, fireplaces and working shutters, and viewing is highly recommended to truly appreciate the accommodation on offer

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - F



## Description

A grand and secure communal entrance and carpeted stairs take you to the second floor, where you enter a welcoming hallway which leads you to the bright and airy lounge which has a fireplace and plenty of room for a dining table, making this an ideal place to both relax and entertain. An inner hallway with storage and space to create a cosy home office/study area, brings you to a modern kitchen with an ample range of sleek wall and base units with co-ordinated worktops, a pulley, a delightful window seat and space for a small table and chairs. The generous principal bedroom has a fireplace and views of St Mary's spires, and there is a good size second bedroom which also has a fireplace. Completing the accommodation is a bathroom with a crisp white suite, heated towel rail and overhead rainfall shower. The property further benefits from gas central heating.



## Extras

Included in the sale will be the induction hob and oven, washer/dryer, and integrated fridge/freezer and microwave.

## Gardens, communal areas & parking

There is access to the beautifully maintained Eglinton & Glencairn gardens for a small annual fee of £120, allowing you to have the ideal outdoor space right on your doorstep. The communal entrance and stair is cleaned by Edinburgh City Council at a cost of £102 per annum, and there is permit/meter parking outside and in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





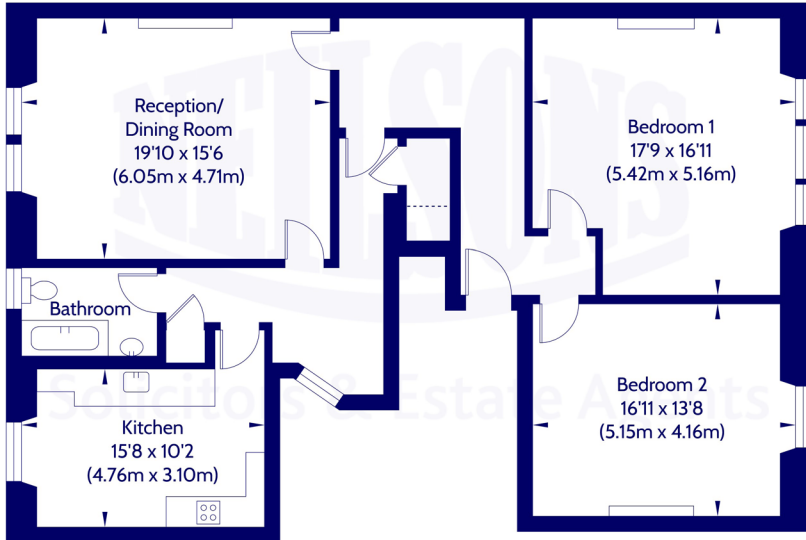
## Location

The West End of Edinburgh is a vibrant and affluent area known for its elegant architecture, cultural attractions, and upscale amenities. Princes Street, one of the main thoroughfares, runs along the southern edge of the West End and is famous for its stunning views of Edinburgh Castle. George Street, parallel to Princes Street, is another bustling hub with upscale boutiques, trendy restaurants, and chic bars. The West End is also home to several cultural institutions, including art galleries, theatres, and concert venues. The Usher Hall, a prominent concert hall, regularly hosts classical concerts and other performances. The Scottish National Gallery, located in the nearby Princes Street Gardens, showcases an impressive collection of fine art. In addition to its cultural and architectural appeal, the West End offers a variety of dining options, ranging from fine dining establishments to cosy cafes. The area exudes a sophisticated ambiance and is often frequented by locals and visitors alike seeking a taste of Edinburgh's refined lifestyle. There are an abundance of public transport options on the doorstep, including Haymarket rail and tram stop, with frequent links to Edinburgh Airport.



Approx. Gross Internal Floor Area 125.34 Sq M / 1349 Sq Ft.

### Second Floor



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.



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