



Elegant

Two bedroom, B-listed, ground floor flat



This elegant, two-bedroom, B-Listed, ground floor flat forms part of a townhouse and has an enviable location in the heart of Edinburgh's West End, close to excellent local amenities, transport links, shops and restaurants on Princes Street, George Street, and Princes Street Gardens a short walk away. The property has been beautifully decorated throughout in neutral colours, with toning curtains and blinds and has stunning period features. There is a shared entrance vestibule, with original tiled flooring, a hallway, with storage and a particularly impressive dining lounge, with a bay window overlooking St Mary's Cathedral, intricate cornicing, deep skirtings, an Edinburgh Press, an eye-catching slate fireplace and plenty of space for seating and dining. The kitchen sits to the back of the property, with a range of fitted units, granite worktops, appliances and attractive tiling. The main bedroom has lovely cornicing, twin windows, with a lovely leafy outlook, built-in wardrobes and an en-suite shower room. There is a second double bedroom and a family bathroom with a bath and overhead shower and smart tiling. There is access to Douglas Crescent Gardens with an annual fee approx. £200 per annum.

Key Features

B-Listed flat

Entrance vestibule

Hallway

Dining lounge

Kitchen

Master bedroom with en-suite

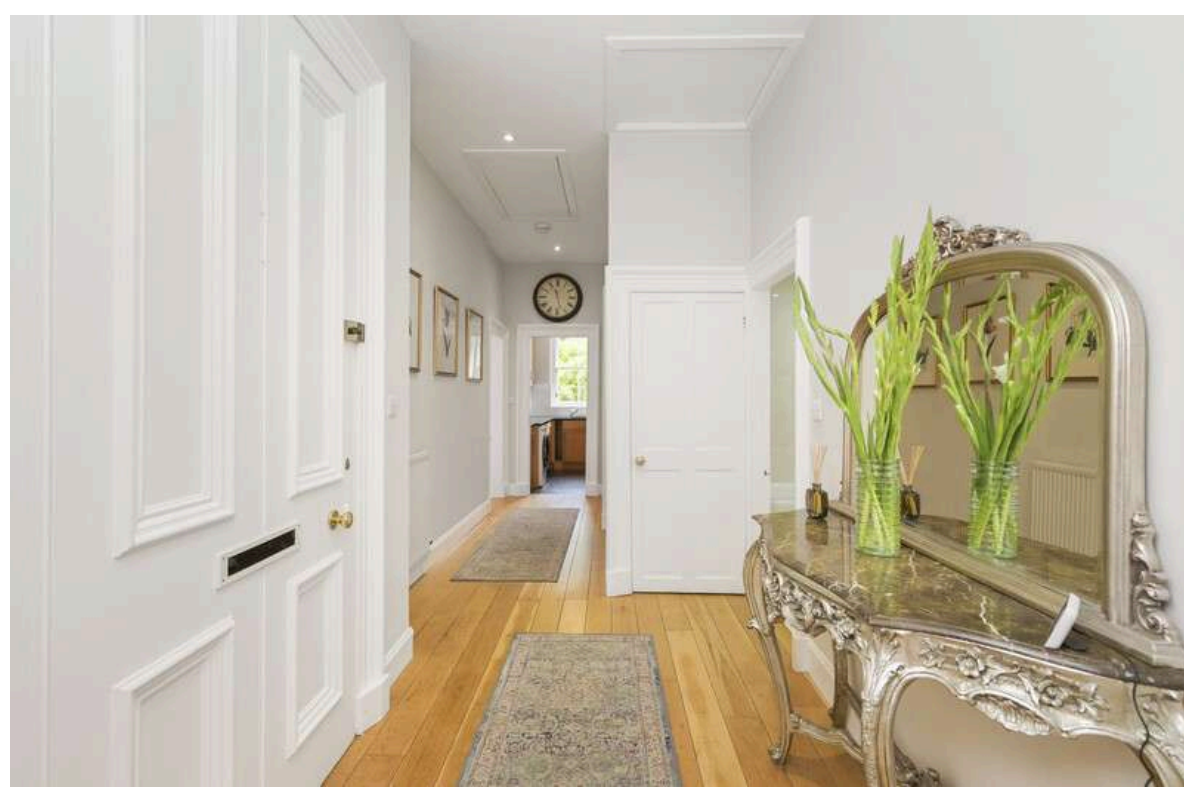
Double bedroom

Bathroom

Gas central heating

Access to Douglas Crescent Gardens with an annual fee of approx. £200 p.a

Permit parking



West End

The West End incorporates a mix of impressive stone-built period properties, including some fine New Town terraces - all close to the heart of the city centre. Haymarket railway station, the tram network, and regular bus services offer superb transport links. It is well-placed for Edinburgh's financial district and all the amenities of the vibrant city centre, including shops, supermarkets, restaurants, bars, cafés, leisure facilities, cinemas, and gyms. To the south are the Modern Art galleries with access to the Water of Leith walkway, whilst to the north, Edinburgh Quay sits at the end of the Union Canal, offering fine canalside walkways and cycle paths, whilst a little further beyond are the open spaces of the Bruntsfield Links and The Meadows.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine, fridge freezer, cooker hood are included in the sale (no warranties given). Some furniture may be available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£495,000

EPC Rating

C

Tenure

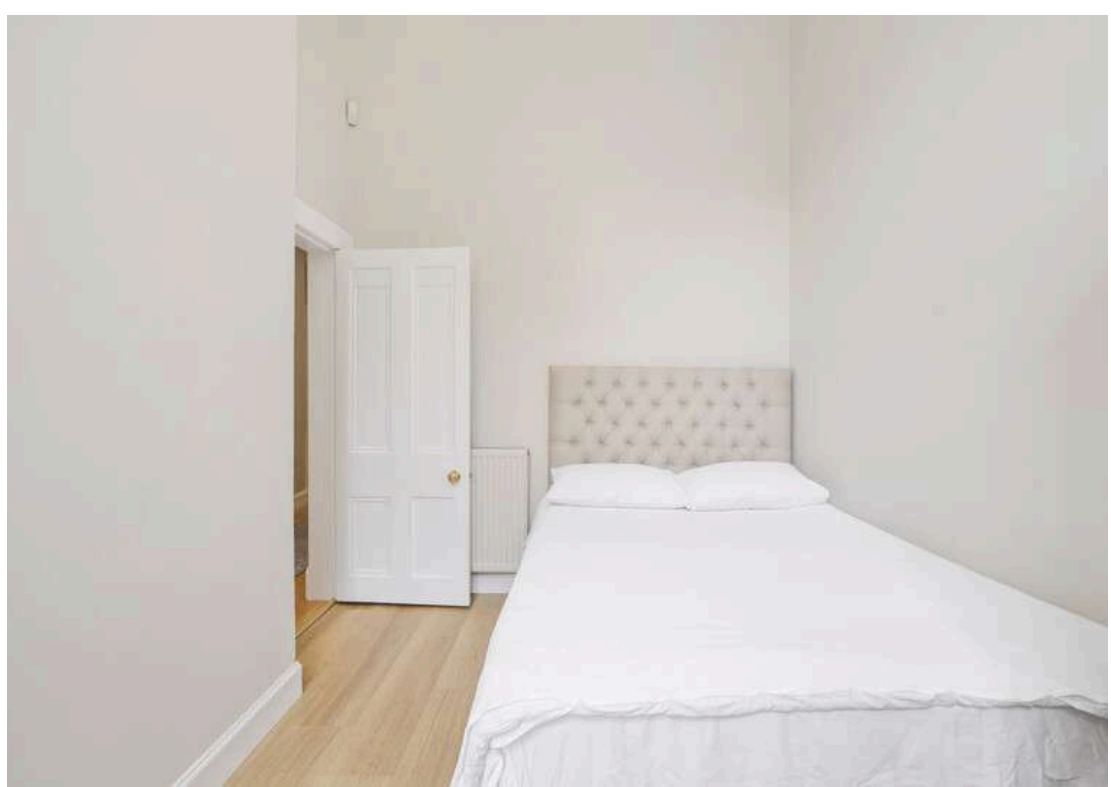
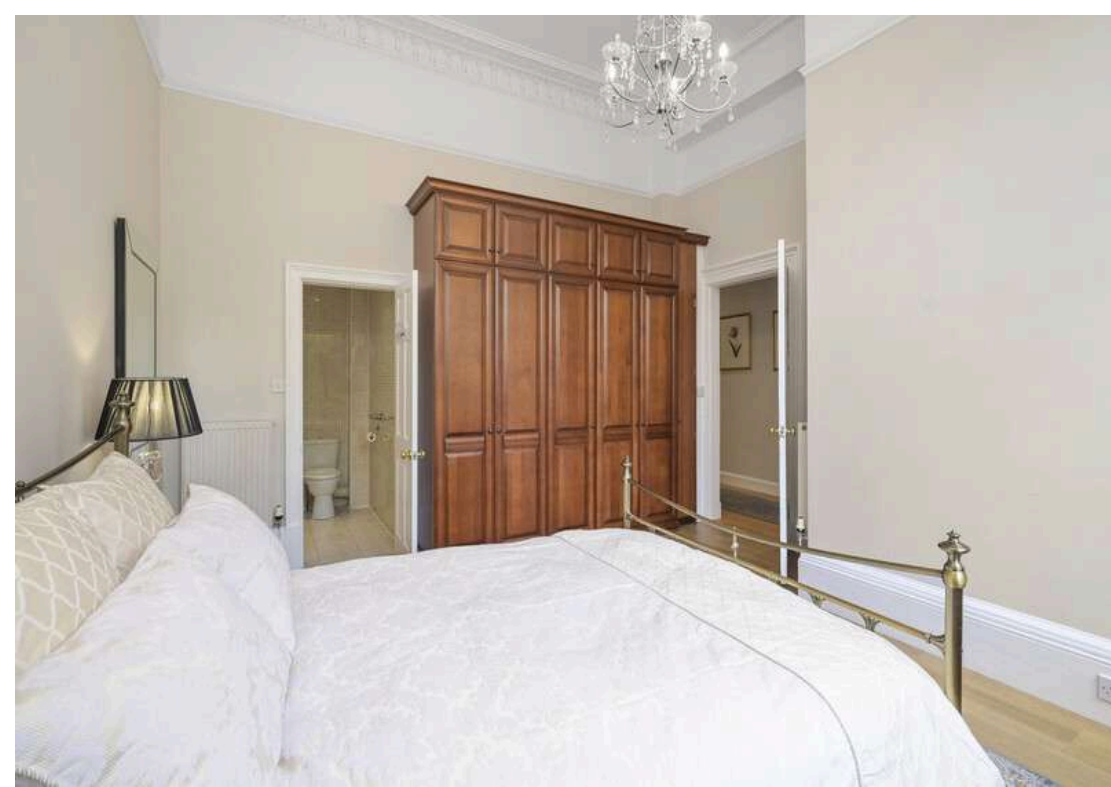
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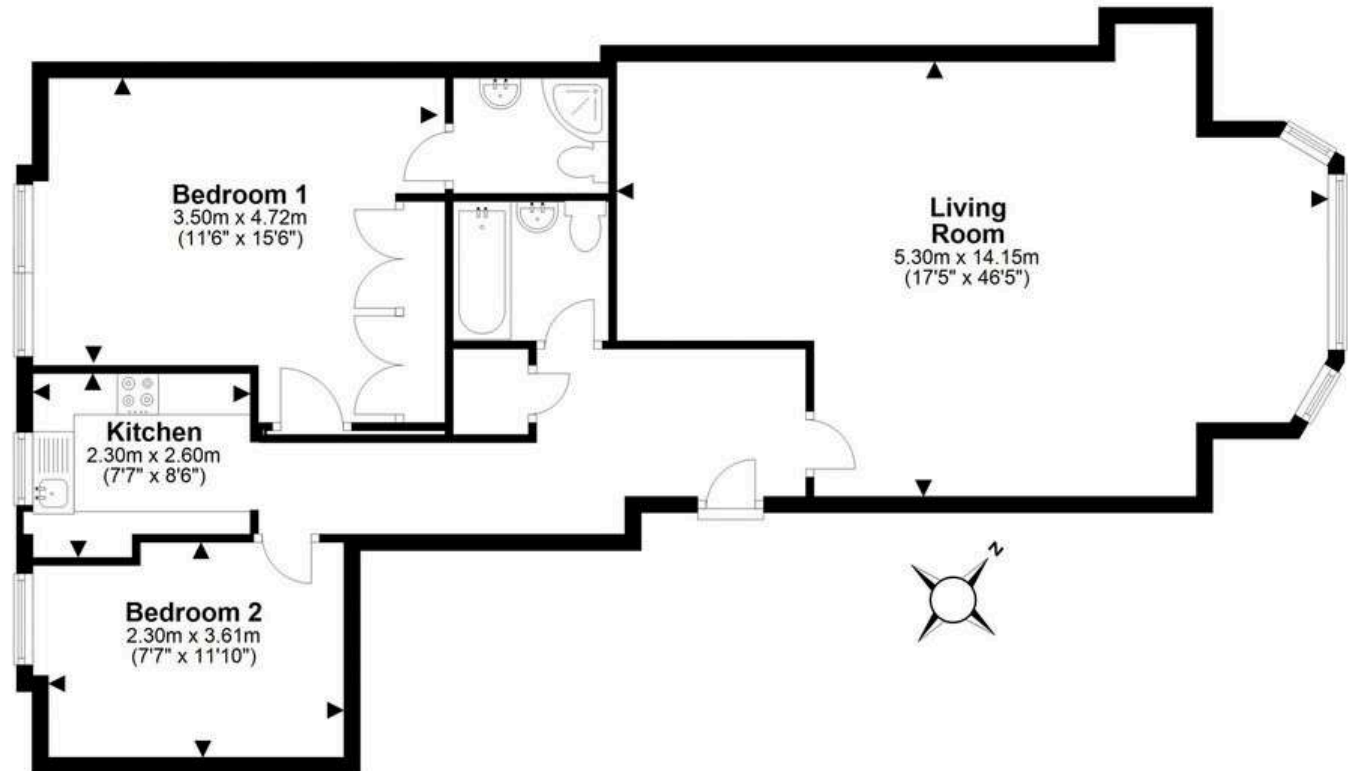












Total area: approx. 91.0 sq. metres (979.8 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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