



Buckingham Terrace, Edinburgh, EH4



A stylish two bedroom ground floor apartment in a **highly desirable** city centre location.

Buckingham Terrace is a beautifully presented ground floor flat on one of the most sought-after streets in Edinburgh's West End. The apartment has been completely refurbished by the present owners and is now presented in turnkey condition.

A large living room/dining room is at the front of the apartment in a particularly impressive room full of original Victorian features including high ceilings, ornate cornicing, solid wood flooring, large bay window and working shutters. The internal modern kitchen includes integrated appliances along with plenty of storage space.

The large principal bedroom is to the rear of the apartment with a beautiful outlook south plus ample storage space. Double bedroom 2 is also to the rear of the property. A bathroom is between the two bedrooms at the rear of the property.

Permit parking is available on Buckingham Terrace (by application to Edinburgh Council). Access is available to Belgrave Crescent & Dean Gardens upon application and payment of a modest annual fee.



Offers Over	Tenure	Local Authority	Council Tax
£ 475,000	Freehold	The City of Edinburgh Council	Band E

Location

Buckingham Terrace is situated in a highly desirable residential area on the western edge of the New Town, a UNESCO World Heritage Site, and lies within easy reach of the city centre via the magnificent Dean Bridge. There are plenty of outdoor spaces and parks nearby. Residents can apply for membership to Belgrave Crescent Gardens, seven-acres of leafy private gardens next to Dean Bridge, for an annual fee. The property also is within easy reach of the Water of Leith Walkway, an attractive riverside walkway and cycle path. The Scottish National Gallery of Modern Art is just a short walk away. The local area offers plenty in terms of recreational and leisure facilities including the members-only Dean Tennis Club, Edinburgh Sports Club, The Grange Cricket, Squash & Tennis Club and The Drumsheugh Baths Club which is the oldest private swimming club in Edinburgh.



Just a short stroll from the property is cosmopolitan Stockbridge with its bustling village atmosphere, specialist independent shops, delis, cafes, restaurants, bars and a weekly Sunday food market. It is also well served by several small convenience supermarkets as well as a Waitrose in Comely Bank and a M&S and Sainsbury's in the nearby Craighleith Retail Park. Stockbridge borders Inverleith Park, where you'll find community tennis courts and a children's play park, and the Royal Botanic Gardens.

The property sits within the sought-after school catchment area for the highly regarded Flora Stevenson's Primary as well as Broughton High School. There are plenty of private schools available locally including Cargilfield Prep School, Fettes College, The Edinburgh Academy, Erskine Stewart's Melville Schools (ESMS) and St George's School for Girls. The property is just a short walk to Princes Street and George Street, the city's main shopping thoroughfares as well as some of the Scottish capital's world-class museums and historic attractions. It lies within easy reach of Haymarket station and the excellent tram and bus links to Edinburgh International Airport. The City Bypass, the Queensferry Crossing and Scotland's motorway network area are easily accessed via the nearby Queensferry Road.

Financial Guarantee/Anti Money Laundering

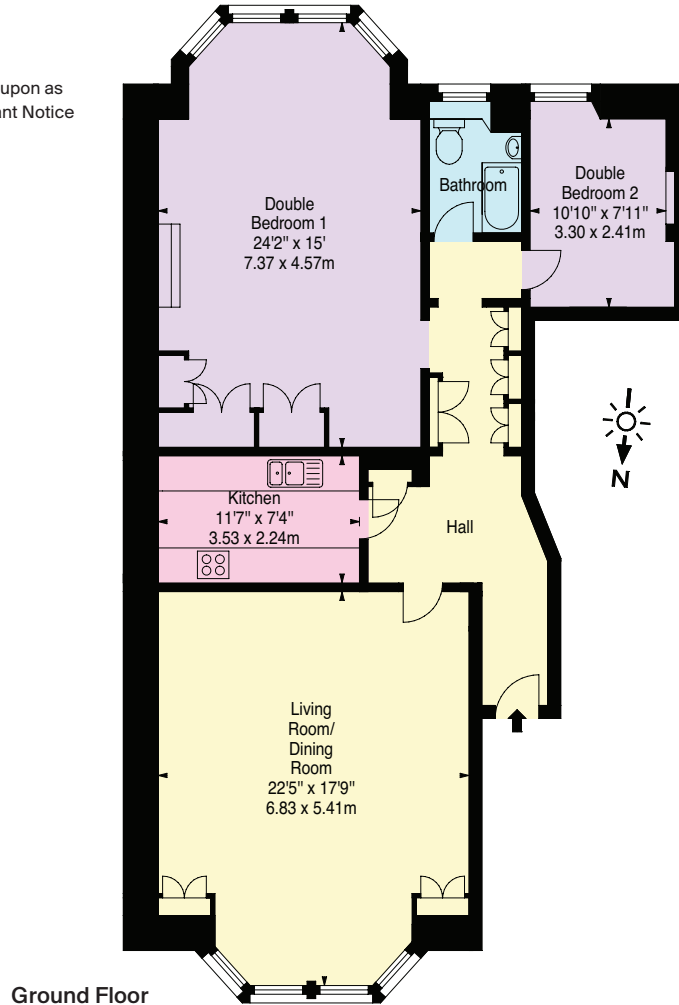
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Approximate Gross Internal Floor Area

1124 Sq Ft - 104.42 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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