



Drumsheugh Gardens, Edinburgh, EH3

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# A superb garden-level apartment including a detached studio flat and private off-street parking, **located in the heart of the West End**

## Description

23B Drumsheugh Gardens is a remarkable and particularly spacious garden-level apartment with its own main entrance, situated within a large Victorian townhouse. Nestled in the heart of the West End, it provides an excellent example of city living at its finest. This property also includes a separate one-bedroom studio apartment at the rear and benefits from private parking. The property currently has a short term let license which makes it a very appealing investment proposition.

The apartment is entered through its private front door, which leads into a welcoming hallway. From here, all living spaces and bedrooms are accessible. The property currently features three bedrooms and three bathrooms, two of which are en-suite. Additionally, the second bedroom at the front connects to a convenient sitting room.



Offers Over	Tenure	Local Authority
£825,000	Freehold	The City of Edinburgh Council



The main living room is located at the rear of the property, with access to the kitchen both from this room and the hallway. Two spacious storage rooms are also found off the hallway.

Outside, the property boasts a sizeable private courtyard at the rear, which provides access to the separate one-bedroom studio apartment. This studio is complete with its own kitchen and shower room, making it perfect for guests or rental purposes. The property also benefits from off-street private parking, accessible from the rear. At the front of the property, there are two large under-pavement cellars, which can be reached via the basement.

Street parking is available with a resident's permit, and there is access to Drumsheugh Gardens for an annual fee.

## Investment

23B Drumsheugh Gardens is a fully managed basement apartment within a central Edinburgh location. The property has a short term let license which makes it a very appealing investment proposition. Knight Frank can provide details of previous gross and net revenue on a monthly basis for this apartment. All requests to be made via Knight Frank.

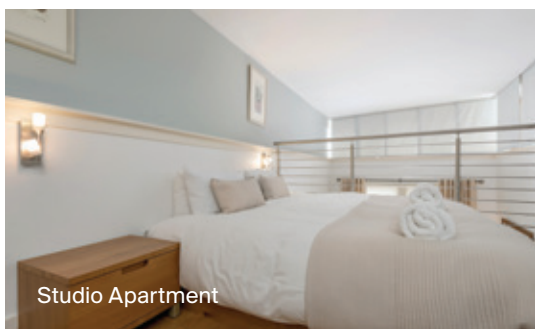
Rateable Value/Council Tax bands

Current Rateable Value of £18,000

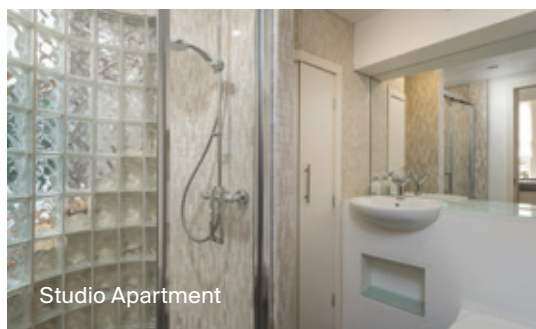




Studio Apartment



Studio Apartment



Studio Apartment

## Location

Drumsheugh Gardens is centrally located in Edinburgh's sought-after West End district.

The West End is a high amenity area with a wide selection of excellent cafes, bars and restaurants with local shopping situated between Charlotte Square and Haymarket. The main thoroughfares are Queensferry Street and Shandwick Place, with charming, cobbled streets in between. George Street and the amenities of the city centre are also on the doorstep.

The property is conveniently situated from the main financial centres and both Haymarket train station and both the Tram at Shandwick Place are within easy reach. The Drumsheugh gardens are situated opposite the property and residents can apply for access on payment of a modest annual fee.

The property is well located for access to a range of schools and is within easy reach of Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy.

Belford Sports Club is nearby, as are a number of gym and leisure clubs including two Nuffield Health Clubs, Bannatynes on Queen Street and the Westwoods Health Club. Many of Edinburgh's galleries and theatres are also within the vicinity.

There is easy access westwards to Corstorphine, Edinburgh Park, the city bypass and Edinburgh International Airport.

## 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.





 **Knight  
Frank**



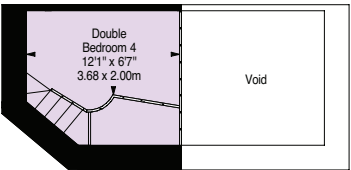
**Approximate Gross Internal Floor Area**

**House: 1893 sq ft / 175.86 sq m**

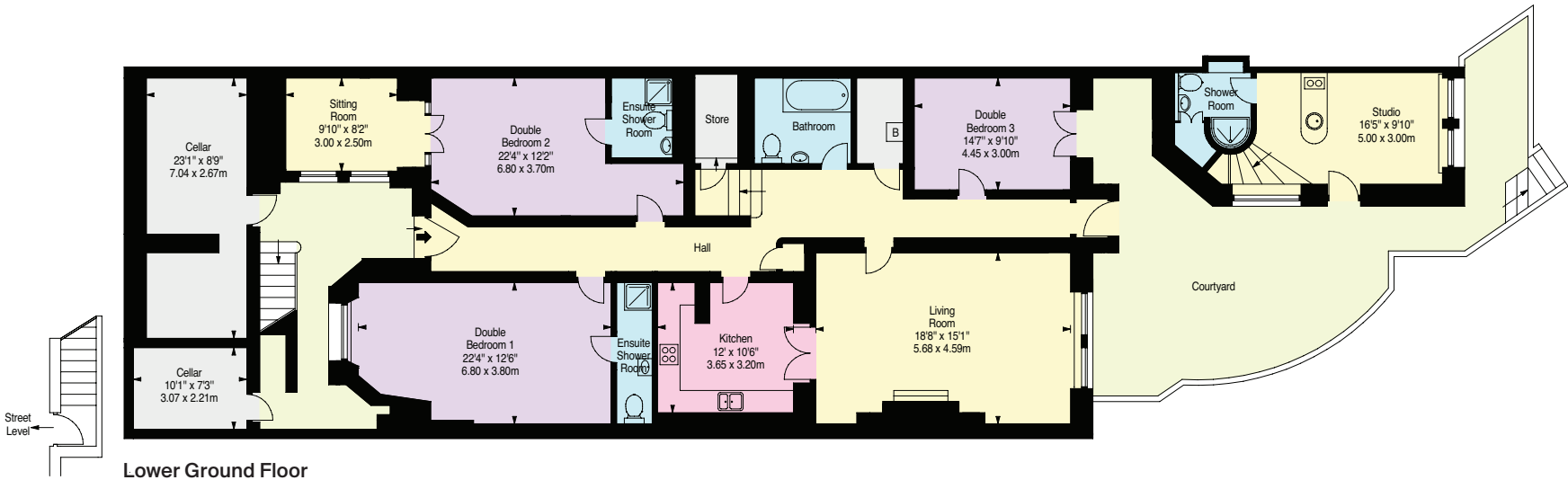
**Annex: 357 sq ft / 33.17 sq m**

**Cellars: 283 sq ft / 26.29 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.



**Mezzanine**



**Knight Frank Edinburgh**

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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 April 2025. Photographs and videos dated August 2024.

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