



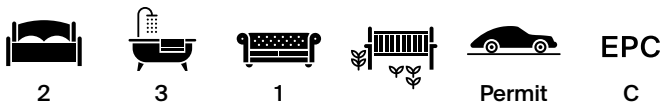
Eglinton Crescent, Edinburgh, EH12



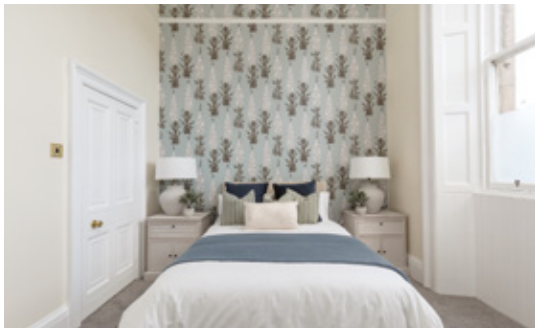


A rarely available two bedroom ground floor apartment, located in Edinburgh's West End.

Situated in Edinburgh's West End, this ground floor property showcases classic Victorian architecture with well-preserved period features, including sash windows and an elegant facade. Inside, the spacious layout includes two generous bedrooms and three bathrooms, offering plenty of comfort and convenience.



Offers Over	Tenure	Local Authority	Council Tax
£670,000	Freehold	The City of Edinburgh Council	Band G



Large bay windows flood the living areas with light and provide views of the gardens across the street. The property is accessed via a communal hallway with high ceilings and original mouldings.

Resident's access to Eglinton and Glencairn Crescent Gardens, subject to an annual fee, Permit parking available subject to an annual fee.

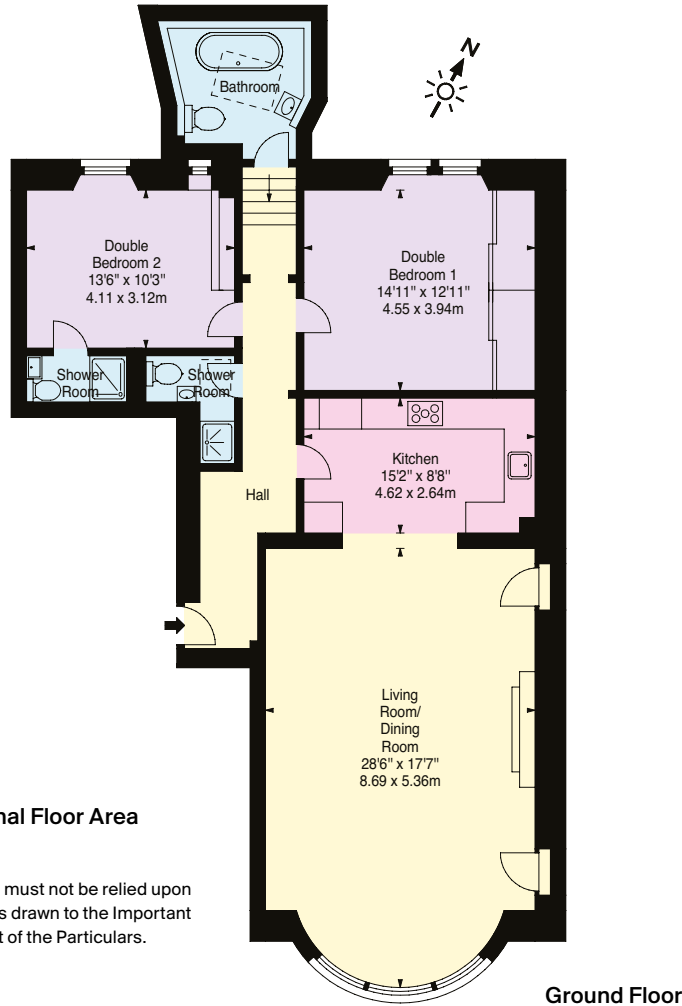
- Ground floor
- Two bedrooms
- Three bathrooms
- Numerous period features
- Permit parking
- Access to communal gardens

Location

Within easy walking distance of the central shopping areas of Princes Street and George Street and the village atmosphere of the West End itself with many independent shops, coffee spots, bars and restaurants. The property is ideally positioned to take advantage of Edinburgh's world renowned International, Film and Fringe Festivals; Hogmanay celebrations; the Usher Hall, EICC, Kings, Lyceum and Traverse Theatres; numerous art galleries, museums, cinemas, restaurants and historical attractions including close proximity to the beautiful St Mary's Cathedral. The property is also within a fifteen-minute walk of the Murrayfield rugby stadium.

There are a number of recreational facilities close by including Drumsheugh Swimming Baths, the Edinburgh Sports Club and Dean Tennis Club whilst the green open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith walkway are also nearby. There is excellent private and state school provision in the area including Fettes College, St George's School for Girls, ESMC and The Edinburgh Academy. The area is well served by a Sainsbury's supermarket on Shandwick Place and a large Waitrose in Comely Bank. Eglinton Crescent boasts ample zoned parking; good proximity to the city's efficient bus and tram network and convenient access to Haymarket Station, the City Bypass, A1 and Edinburgh International Airport.

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



Approximate Gross Internal Floor Area
1250 Sq Ft - 116.13 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.

Knight Frank Edinburgh
 80 Queen Street
 Edinburgh
 EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more

Ricardo Volpi
 0131 222 9600
ricardo.volpi@knightfrank.com

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.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

