

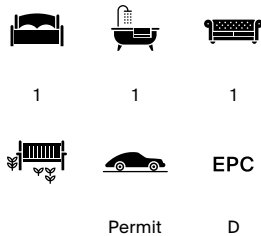


## DRUMSHEUGH GARDENS

Edinburgh, EH3

# AN ELEGANT ONE BEDROOM APARTMENT

In Edinburgh's prestigious Drumsheugh Gardens.



Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £450,000





# DESCRIPTION

Set within a stunning B-listed Victorian townhouse overlooking exclusive residents' gardens, this luxurious second-floor apartment offers an exceptional period home in the heart of Edinburgh's desirable West End.

The property boasts a seamless blend of contemporary fittings and timeless period charm, presented in immaculate move-in condition. Adding further convenience, the building benefits from a lift for easy access.

Residents of Drumsheugh Gardens enjoy access to beautifully maintained private gardens situated directly in front of the property, and permit parking is available.

## Key Features:

- Immaculate turnkey condition
- One spacious bedroom
- Stylish bathroom
- Second-floor position
- Lift access
- Access to well-kept communal gardens
- Permit parking available

# 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 cafés, 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.





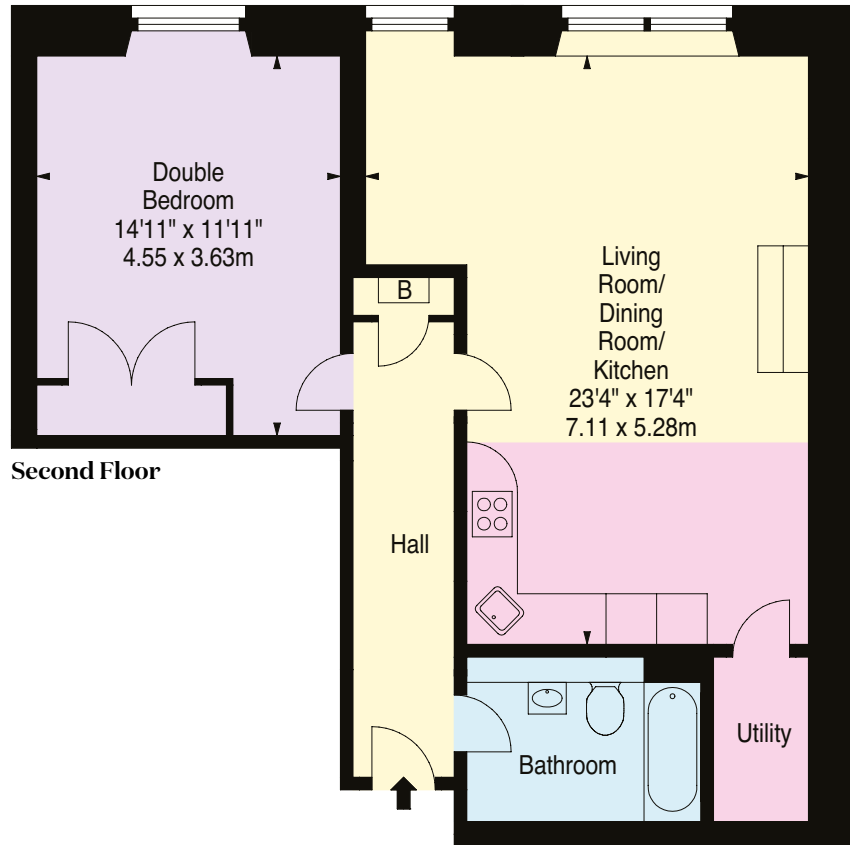
The property is conveniently situated from the main financial centers, and both Haymarket train station and the Tram at Shandwick Place are within easy reach. The Drumsheugh gardens are situated opposite the property and residents can apply for access on payment of a modest annual fee. The property is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





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



Approximate Gross Internal Area  
732 Sq Ft - 68.00 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.



I would be delighted  
to tell you more.

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

**Knight Frank Edinburgh**  
80 Queen Street, Edinburgh  
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, 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 KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Brochure by wordperfectprint.com