

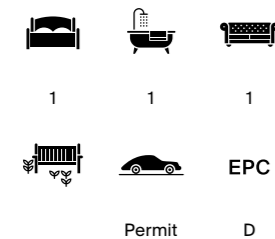


DRUMSHEUGH GARDENS

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 £430,000



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.



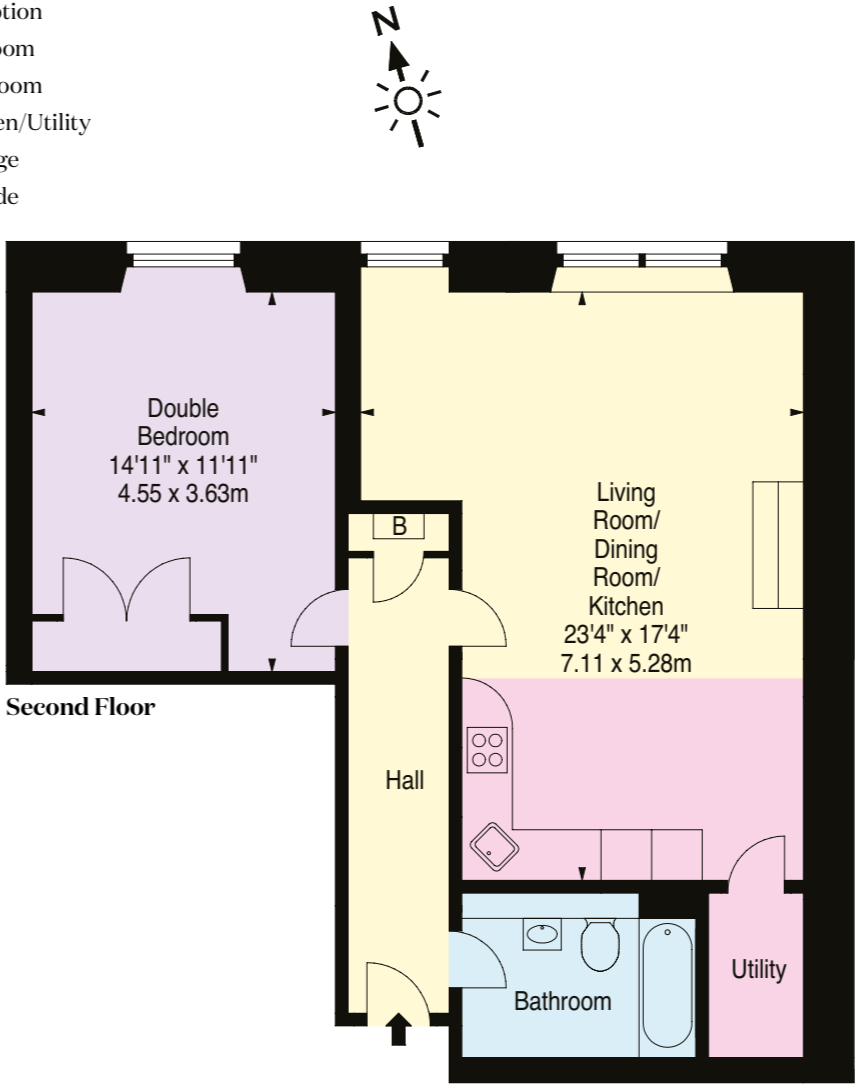


The property is conveniently situated from the main financial centers, and both Haymarket train station and the Tram at Shandwick Place are within easy reach. The Drumsheugh gardens are situated opposite the property and residents can apply for access on payment of a modest annual fee. The property is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

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