

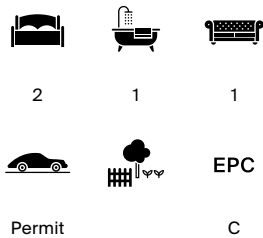


BELGRAVE CRESCENT LANE

Edinburgh EH4

A CHARMING TWO BEDROOM GARDEN APARTMENT

Located in the heart of the Dean Conservation Area



Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £525,000



DESCRIPTION

Tucked away in a peaceful traditional mews, Belgrave Crescent Lane is a rare and charming find offering generous interiors and exceptional outdoor space and all within one of Edinburgh's most desirable neighbourhoods.

This beautifully presented apartment boasts a large, south-facing private garden with a substantial terraced area—perfect for dining and outdoor entertaining. Internally, the property offers over 1,000 sq ft of well-planned accommodation, including a spacious living/dining room, two large double bedrooms, a separate office/nursery, and a stylish kitchen/diner. The home also benefits from a modern bathroom for added convenience. Subject to planning the home office/nursery could potentially be converted into en suite dressing/shower room.

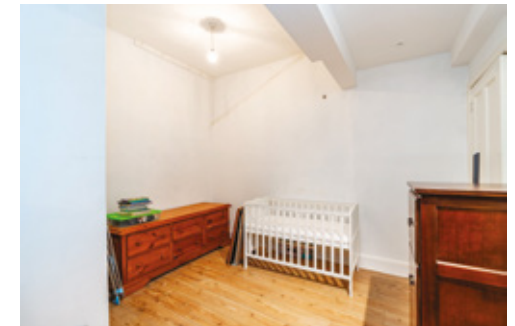
Accommodation Includes:

- Welcoming hallway
- Contemporary kitchen/diner
- Large living/dining room
- Two generous double bedrooms
- Home office/nursery
- Bathroom

Outside Space:

- Expansive south-facing private garden
- Large terraced area
- Garden store

Discreetly located yet just moments from the West End and Stockbridge, this unique property offers tranquil living with all the convenience of city life nearby. With its rare blend of traditional charm, spacious interiors and outstanding outdoor space, Belgrave Crescent Lane is a truly special Edinburgh home.



LOCATION

Belgrave Crescent Lane is a broad, cobbled mews in the highly sought after West End, set behind Belgrave Crescent, considered to be one of Edinburgh's most sought after residential addresses, overlooking beautiful private gardens.

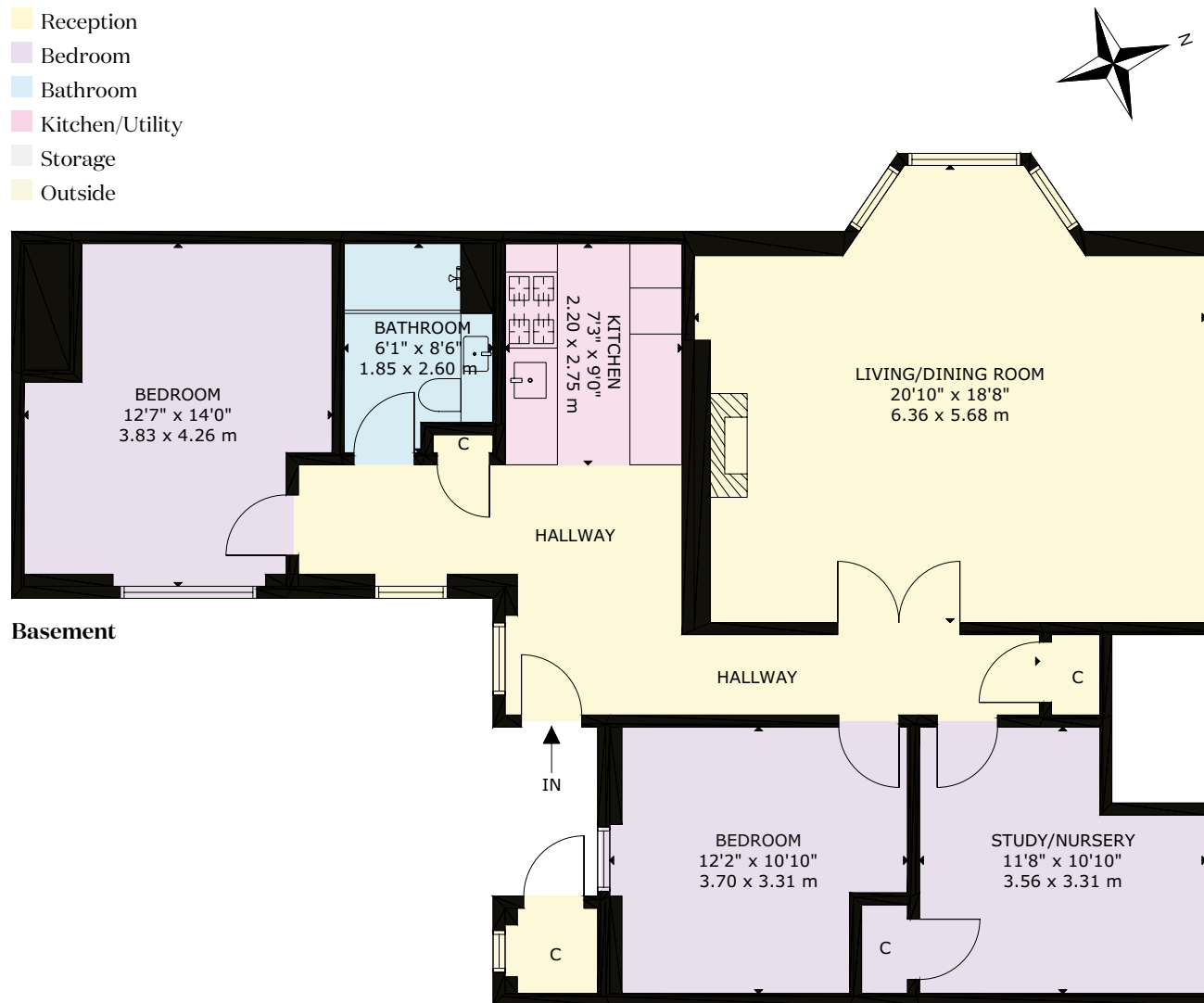
Edinburgh's West End is a stylish, cosmopolitan area offering an excellent range of restaurants, bars and boutique shops. There is good and easy access to George Street, Charlotte Square and Princes Street.

Nearby Stockbridge also offers a range of good shopping facilities and stylish eateries whilst Comely Bank is home to a Waitrose.

Haymarket train station and the main financial district, centred around Morrison Street and Lothian Road, are also within easy walking distance.

There are private health clubs at the Sheraton One Spa, Caledonian Hotel, Drumsheugh swimming baths and Westwood's at Fettes School and open parks at Inverleith Park and The Royal Botanic Gardens.





Approximate Gross Internal Area
1,083 Sq Ft / 101 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 May 2025. Photographs and videos dated May 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