








MAGDALA CRESCENT

Edinburgh, EH12

IMMACULATELY PRESENTED

First floor, two-bedroom apartment set in a stone-built Victorian townhouse in the much sought-after West End area of Edinburgh.

		
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Permit		C

Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Offers Over: £560,000



DESCRIPTION

Occupying a prime position in the West End, this beautifully refurbished two-bedroom, two-bathroom first-floor apartment combines classic period architecture with contemporary design and exceptional attention to detail.

The current owner has undertaken a comprehensive renovation, finished to an exacting standard throughout. The interiors are enhanced by Kährs smoked oak flooring, adding warmth and texture, while the overall finish reflects a thoughtful approach to quality and comfort.

The impressive sitting room enjoys stunning open views towards the iconic Donaldson building and features a glass efficiency gas fire, providing an inviting focal point within the space. The bespoke kitchen, designed and installed by Kitchens International, is a model of contemporary craftsmanship, offering sleek cabinetry, premium appliances, and a layout ideal for both everyday living.

There are two well-proportioned double bedrooms, each featuring Nolte fitted wardrobes providing elegant and practical storage. The principal bedroom further benefits from an en suite shower room and loft storage above, while additional loft space over the hallway offers further versatility. A stylish family bathroom completes the accommodation.

The common stair and entrance have also been completely refurbished, ensuring an immaculate and welcoming approach to the property. Externally, the property benefits from a private electric vehicle charging point located at the front of the building, a particularly rare and convenient feature in such a central setting.

Access to the private Crescent garden is included and there is ample on street permit parking.

Magdala Crescent is a peaceful, tree-lined address within Edinburgh's highly sought-after West End, ideally positioned for access to Haymarket Station, the city centre, and a wealth of nearby boutiques, cafés, and restaurants.





This is a truly outstanding apartment, offering a seamless blend of period elegance and contemporary comfort, presented in immaculate condition throughout.

LOCATION

Magdala Crescent lies in the much sought-after West End of Edinburgh, a highly desirable residential area renowned for its elegant architecture and excellent connectivity. The property is ideally positioned just a short walk from the new Haymarket development, located at the heart of the city's financial district and major transport hub, providing exceptional access across Edinburgh and beyond.

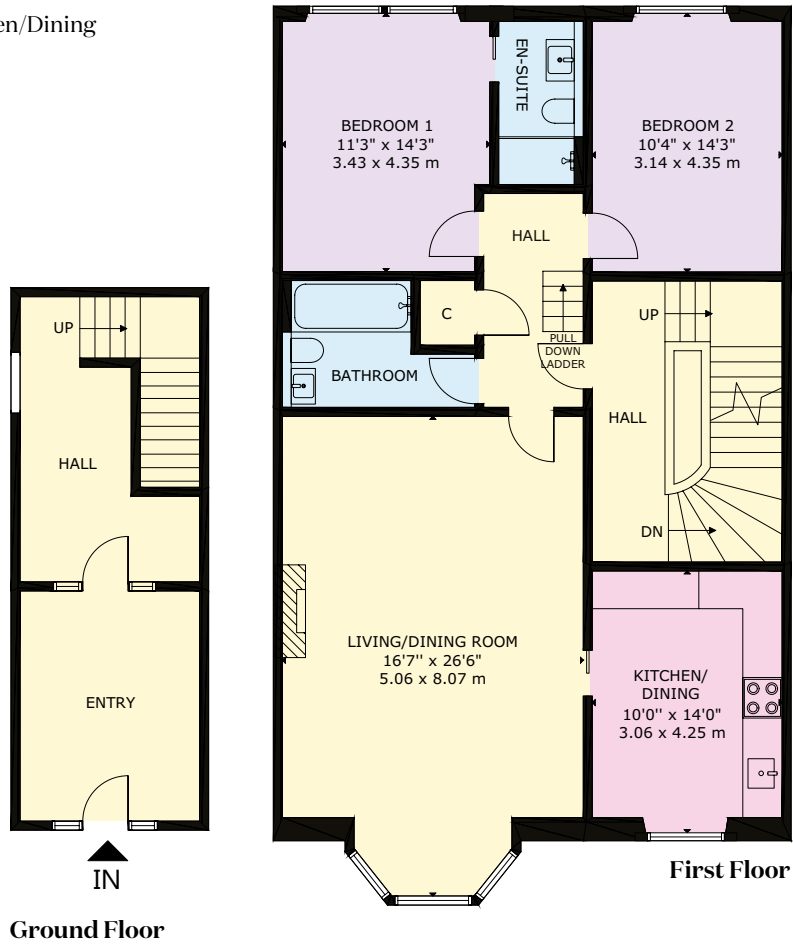
The West End offers a wide range of local amenities, with excellent shopping, cafés and restaurants available nearby in both Haymarket and the West End Village, while the city centre lies within easy reach, offering a wealth of cultural and leisure facilities. The property is conveniently situated for the main financial centres, and just a short distance from Haymarket Station and the Edinburgh Tram stop, ensuring effortless connectivity to the city and airport.

The apartment enjoys a leafy outlook across private residents' gardens opposite, with far-reaching views towards the iconic Donaldson's Estate. Access to the residents' gardens is available upon payment of a modest annual fee. The Water of Leith Walkway can be accessed from the end of Magdala Crescent, offering picturesque riverside walks, while the Belford Sports Club and several of Edinburgh's renowned art galleries are also close by.

To the west, there is easy access to Corstorphine, Edinburgh Park, the City Bypass, and Edinburgh Airport, making this location ideal for both city living and commuting. The property is also well placed for excellent local schooling, together with a number of Edinburgh's leading private schools, including Erskine Stewart's Melville Schools, St George's School for Girls, The Edinburgh Academy, George Heriot's School, and Fettes College.



- Reception
- Bedroom
- Bathroom
- Kitchen/Dining



Approximate Gross Internal Area
97 sq m / 1,044 sq ft

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)

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