



# 1 (2F) Douglas Crescent

West End, Edinburgh, EH12 5BB



VMH ESTATE AGENTS





# 1 (2F) Douglas Crescent

Exceptional 3 bedroom second floor flat located in Edinburgh's prestigious West End overlooking beautiful residents' gardens

- Stylish sitting room
- Family/dining/double bedroom 3
- Fitted kitchen & utility cupboard
- Double bedroom 1 - walk-in wardrobe
- Double bedroom 2
- Contemporary shower room
- Prestigious residential area
- Access to Douglas Crescent Gardens
- Permit parking
- Gas central heating



**Offers Over: £495,000**

**EPC Rating: C**

**Council Tax: F**

**Tenure: Freehold**

Further information can be found in the home report.

[vmh.co.uk](http://vmh.co.uk)



# About the Property

Comprising the top floor and located on the gable end of a traditional Victorian Crescent this exceptional 3 bedroom flat boasts great views to the rear over the city and out to the Pentlands and, to the front views over the private Douglas Crescent Gardens. This elegant and stylish property is located in the highly sought after residential area of the West End. The property lies within walking distance of all the amenities and attractions of the city centre while being situated in a peaceful crescent with the access to Douglas Crescent Gardens being directly opposite the property.

The accommodation is reached by way of a well maintained shared stairwell with stunning cupola providing an abundance of natural light. The versatile interior is bright and generously proportioned throughout and decorated in tasteful neutral tones. Charming features to note are the original shutters in the sitting room as well as made to measure shutters to both front facing rooms. There is a newly fitted kitchen with integrated appliances, newly fitted boiler, utility cupboard with plumbing for a washing machine and an abundance of storage including a secure cupboard located at ground level.

## Extras

All fitted carpets, blinds, light fittings, hob, oven, extractor hood, fridge/freezer and dishwasher are included in the sale price.











## Location

The West End is a highly sought-after area, close to the commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. A short walk from the property you will find the National Galleries of Scotland: Modern One and Modern Two. Home to some of the world's most famous art and with beautiful grounds to explore. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.



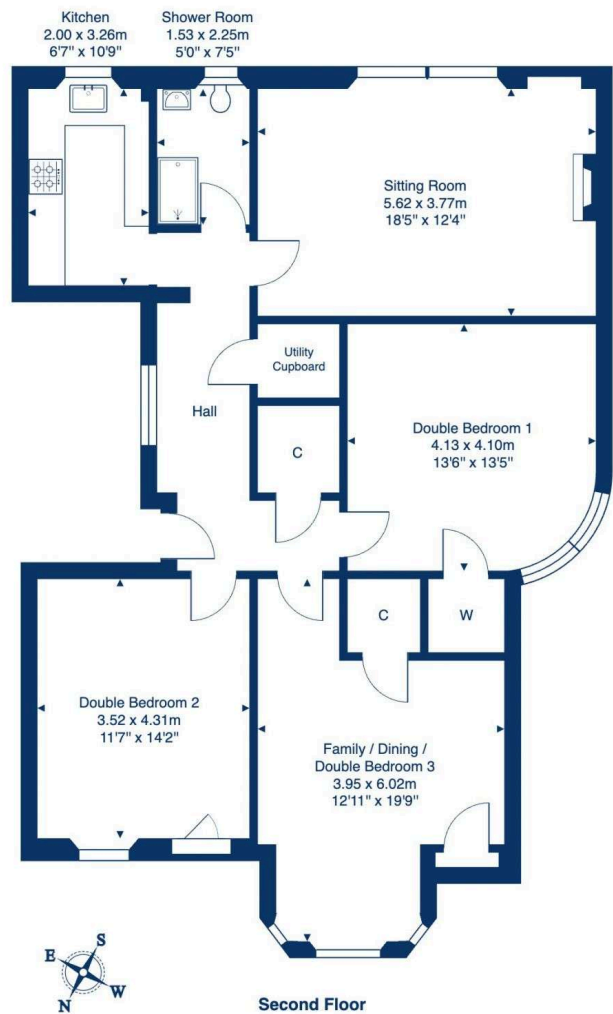
## Management

A fee of £180 per annum is payable to the Douglas Crescent Gardens Association for access to and maintenance of the private gardens. There is also an informal stair committee to which £100 per month is payable to cover the costs of stair cleaning and building maintenance.



# Floor Plan

1 (2F) Douglas Crescent, Edinburgh, EH12 5BB



Total Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.





VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.