



18/2 Lennox Street

WEST END | EDINBURGH | EH4 1QA



MURRAY
BEITH
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18/2 Lennox Street is an immaculately presented duplex flat with impressive accommodation and an abundance of period charm, including oak flooring and working shutters. The property has easy access to excellent local amenities and is within a short commute to the city centre.

Shared entrance vestibule; welcoming hall with an elegant staircase with cupola flooding the staircase with natural light rising to the first floor; stunning drawing room with feature fireplace and bay window letting in ample natural light; impressively equipped dining kitchen with a full range of appliances including a Rangemaster cooker for the serious chef, and plenty of space for a dining table and chairs; principal bedroom with a sizable dressing room and private balcony boasting panoramic views of the Edinburgh skyline; double bedroom 2 with an ensuite shower room; double bedroom 3; bedroom 4 / study with utility cupboard; family bathroom with a modern white three-piece suite comprising a hidden cistern WC, storage set wash hand basin and claw-foot rolltop bath with deluge shower over and electronic Velux window.

Permit Zone 5 and metered parking available on Lennox Street and the surrounding streets.

Gas central heating. Oak floors and working shutters. Access to Dean Gardens upon payment of a modest fee, offering approximately 7 acres of landscaped gardens.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given and are sold as seen.

Extras: The dishwasher, full height fridge and freezer in the kitchen, and the washing machine and tumble dryer in the utility cupboard are all included in the price. The mirror television in the drawing room may be available by separate negotiation.

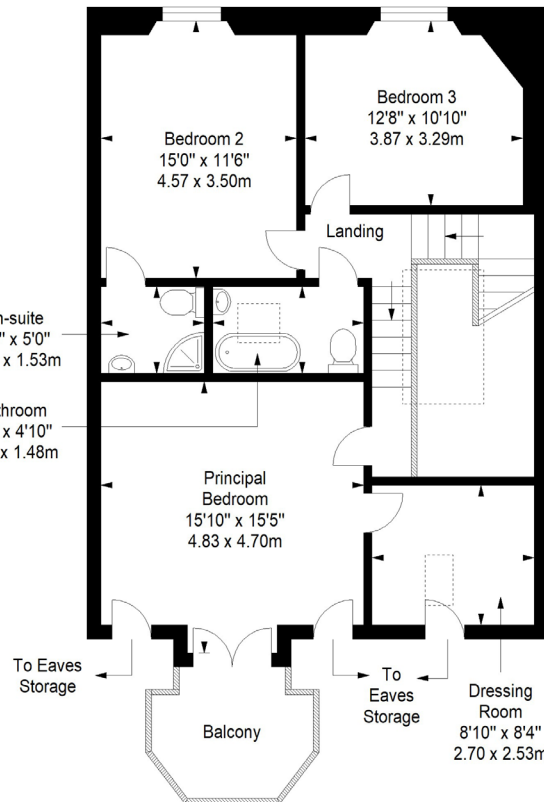
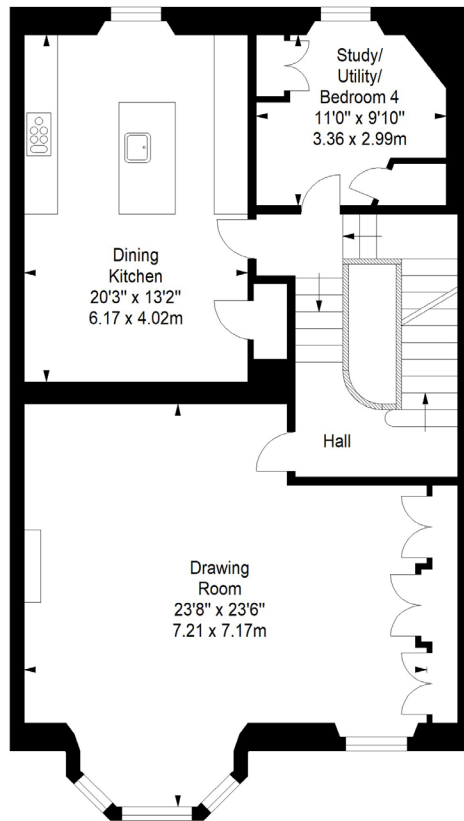
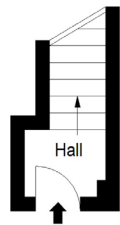




First Floor
Approx. 99.7 sq. metres (1073.2 sq. feet)

Second Floor
Approx. 82.9 sq. metres (892.4 sq. feet)

Ground Floor
Approx. 3.6 sq. metres (38.7 sq. feet)



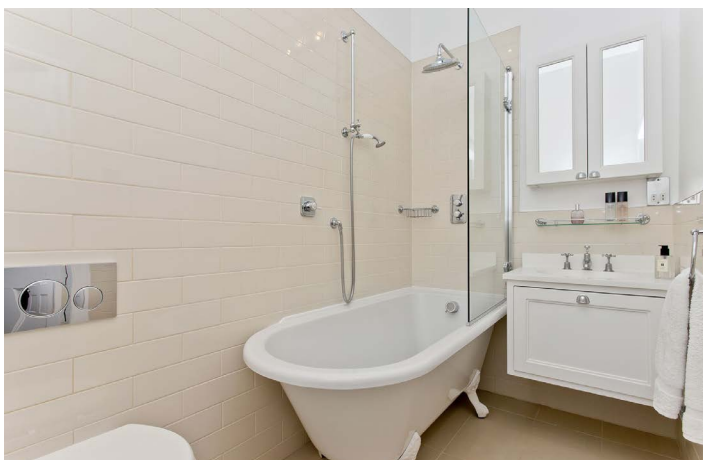
Total area: approx. 186.2 sq. metres (2004.3 sq. feet)

Location

Edinburgh's fashionable West End is typified by pretty Georgian and Victorian Crescents, wide open streets, and is one of Edinburgh's most desirable locations as well as being a UNESCO World Heritage site. Located within easy reach of the city centre, the property is also conveniently located for the Clydsdale Bank Plaza, the IECC and the financial institutions based on Lothian Road, together with both the Scottish Widows and Standard Life headquarters. Charlotte Square, Princess Street, George Street, the vibrant and atmospheric Old Town and the rejuvenated canal basin are all easily accessible, providing a wide range of amenities, shops, bars and restaurants. The King's, Traverse and Royal Lyceum theatres are all close by, together with cinemas such as the Edinburgh Filmhouse and Odeon. The immediate area boasts The National Galleries of Scotland Modern One and Modern Two, together with the delightful Dean Gardens. Nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants, as well as a Waitrose supermarket. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club to tennis and padel courts at The Edinburgh Sports Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with two padel courts and an indoor tennis court recently completed. Excellent public transport links such as Haymarket train station, regular bus services from Queensferry Road and Edinburgh's tram service are all available nearby.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.