



15/2 Douglas Crescent
WEST END | EDINBURGH | EH12 5BA


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15/2 Douglas Crescent, West End

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15/2 Douglas Crescent is a charming traditional first-floor flat nestled in Edinburgh's prestigious West End. As you enter the drawing room/dining room, you're greeted by the elegance of its bay window, where natural light floods in, accentuating the space and highlighting the intricate details of the feature fireplace. This versatile room offers ample space for both relaxation and entertaining guests, creating a warm and inviting ambiance. Separate to the drawing room is the bright and airy kitchen, thoughtfully designed with ample storage to cater to your culinary needs. Its window invites in the morning sun, illuminating the space and making it a delightful space.

The flat boasts two generously sized double bedrooms, providing comfortable retreats for peaceful nights' rest. The master bedroom is complemented by a separate dressing room, offering a luxurious touch of convenience and sophistication. Completing the accommodation is the contemporary bathroom, featuring sleek fixtures and a shower over the bath. Designed with both style and functionality in mind, this space offers a tranquil retreat.

With its traditional charm, spacious layout, and desirable location in Edinburgh's West End, this two-bedroom flat offers a unique opportunity to experience the epitome of city living combined with classic elegance. In brief it comprises:

- Welcoming hall with storage.
- Bay windowed living room with beautiful fireplace and overlooking the attractively landscaped local gardens.
- Bright kitchen with ample storage.
- Two double bedrooms with the master bedroom boasting a separate dressing room.
- Contemporary bathroom with shower over bath.
- Gas central heating.
- On street, permit parking.
- Access to attractively landscaped communal gardens.

All curtains and blinds, as well as fridge freezer, dishwasher and washing machine will be included in sale. Any other furniture is open to separate negotiation. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.





**Douglas Crescent,
Edinburgh,
Midlothian, EH12 5BA**



Approx. Gross Internal Area
1057 Sq Ft - 98.20 Sq M
For identification only. Not to scale.
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