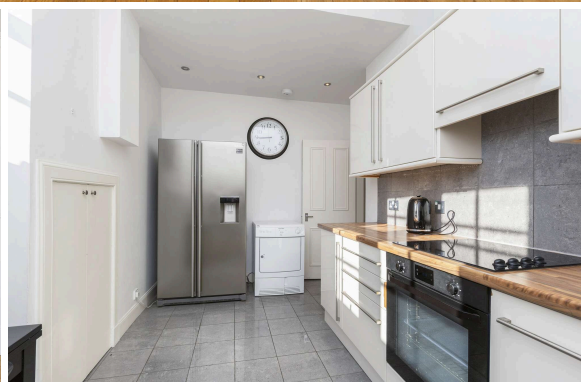




15/3 Randolph Crescent
WEST END | EDINBURGH | EH3 7TT


warners
solicitors & estate agents



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Warners are delighted to present this immaculate three-bedroom top-floor flat, ideally located on the prestigious Randolph Crescent in Edinburgh's sought-after West End. Surrounded by fashionable cafes, restaurants and bars, this elegant home is perfect for young professionals or a growing family.

A welcoming hallway with a large storage cupboard leads to all rooms, including a spacious living room with spectacular views over the Water of Leith, Dean Bridge and the Firth of Forth—an impressive setting for both relaxing and entertaining.

The modern breakfasting kitchen features sleek base and wall units, contrasting worktops, and space for a small dining table. The generous master bedroom benefits from an en-suite shower room, complemented by two further double bedrooms and a stylish family shower room, also enjoying those incredible cityscape views.

Additional features include on-street permit parking and access (by annual subscription) to beautifully kept private gardens, including Randolph Crescent, Moray Place, Ainslie Place and the Bank Gardens—ideal for lovers of the outdoors.

Dean Village and the Water of Leith walkway are just moments away, with excellent transport links via nearby bus and tram routes, and Haymarket railway station within walking distance.

- Spectacular top-floor views
- Prime West End address
- Elegant living space & modern kitchen
- 3 double bedrooms, 1 en-suite
- Access to private gardens
- Excellent transport links

Council Tax Band - F

EPC Band - E

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



Extras - All fixtures, fittings, appliances and Furniture will be included in the sale.

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.

