



8 F1 Douglas Crescent  
WEST END | EDINBURGH | EH12 5BB

  
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solicitors & estate agents





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Spacious and bright immaculately presented traditional two bedroomed drawing room apartment, forming part of B-listed Victorian townhouse, quietly situated in the highly desirable West End of Edinburgh's prestigious city centre.

Approached through a welcoming shared hallway the flat is on the first floor of this beautifully maintained building. The generously proportioned accommodation, which has retained an abundance of period features, comprises of a welcoming entrance hallway with box room off, stunning drawing room with front facing bay window with leafy outlook and feature gas fire place, breakfasting kitchen with a range of base and wall mounted units integrated, and space for appliances, two rear facing double bedrooms and bright bathroom with electric shower over bath completes the superb accommodation. The property benefits from from gas central heating, security entry phone system, and externally, residents' on street permit parking private and exclusive access to the beautiful Douglas Crescent Gardens (annual maintenance fee payable.)

- Spacious and bright drawing room apartment
- Stunning front facing drawing room with bay windows
- Two double bedrooms
- Fitted breakfasting kitchen
- Entrance hallway with box room off
- Bathroom with electric shower over bath
- Gas central heating and sash and case windows
- Security entry phone access
- Residents' on street permit parking
- Exclusive access to Douglas Crescent Gardens

Energy rating D. Council Tax Band G.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

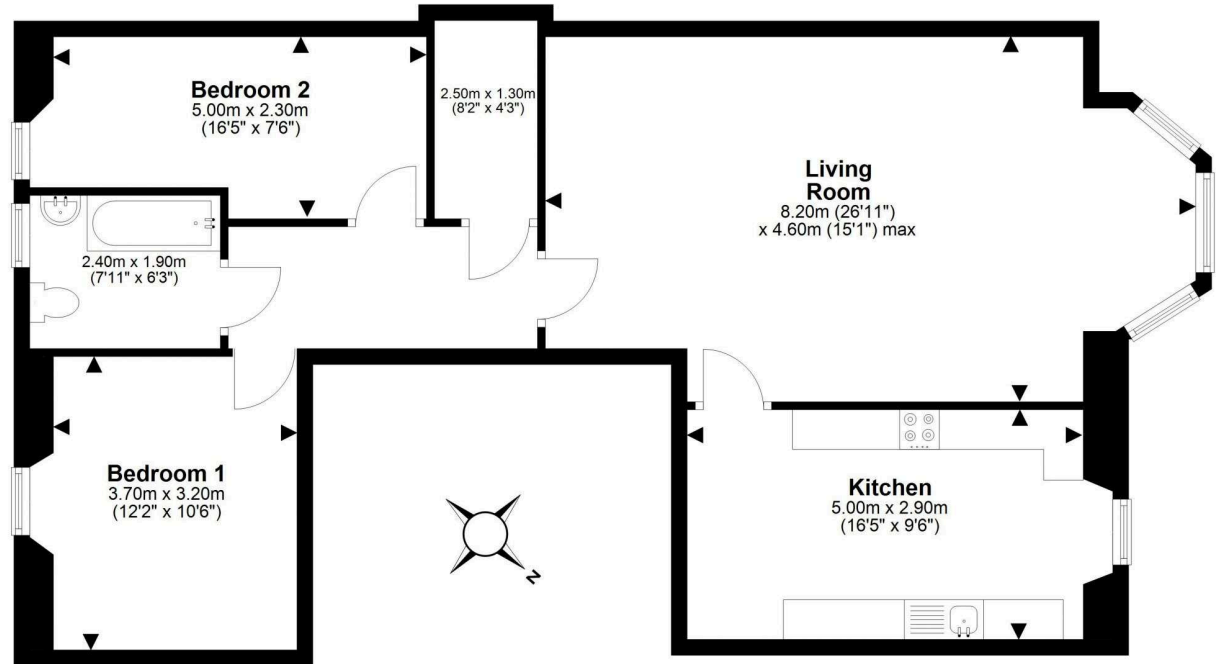


Extras included in the sale are all blinds, freestanding washing machine and fridge freezer.

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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

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