





## 10/3 Magdala Crescent, Edinburgh, EH12 5BE

### Description

Forming part of an impressive B listed converted Victorian townhouse, this elegant and spacious top floor flat is located in the highly sought after area of the West End. It enjoys pleasant views with various aspects including towards Edinburgh Castle. The generous interior of the property is tastefully decorated and offered in good condition throughout and is complemented by exquisite period features.

The accommodation comprises:

- Welcoming entrance hall with large double storage cupboards
- Spacious open plan living/ dining/ kitchen with feature gas fire and oak flooring. The kitchen area is well equipped and fitted with a range of units, worktops and appliances including gas hob and extractor hood, fridge freezer, oven and dishwasher
- Master bedroom with dual aspect with windows to the west and east with views over Donaldson's school building and with an ensuite shower room with wall hung basin, WC and corner quadrant shower enclosure with mains pressure shower
- Utility room with storage units, worktops with stainless steel sink and washing machine. The Worcester combi boiler provides gas central heating and hot water.
- Further good sized double bedroom with bay windows and ensuite shower room which is partially tiled with multi jet mains pressure shower
- Tiled family bathroom with shower enclosure with Mira electric shower, wall hung wash basin and WC with concealed cistern, Jacuzzi bath and heated towel rail
- Good sized third bedroom which is rear facing and has pleasant views of Edinburgh Castle



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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### Location

Magdala Crescent is centrally located within the West End in Edinburgh's City Centre and within walking distance of the main shopping parades on Princes Street and George Street. There are numerous bars and restaurants in the vicinity. Nearby Stockbridge also offers a charming selection of boutique shops, restaurants, bars and a Waitrose Supermarket. Craigleith Retail Park has a Sainsbury's supermarket, Boots and Marks and Spencer and is within a short drive. A regular bus service provides access around the City and the nearby tram offers quick access to Edinburgh International Airport. It is also well placed for Haymarket train station, and there is an express bus service to the airport (around 30 minutes). Pleasant walks can be enjoyed along the Water of Leith walkway. Cultural amenities nearby include the Dean and Modern Art galleries and the Royal Botanic Gardens. Drumsheugh Private Swimming Baths are situated very nearby in Belford Road and other sports facilities nearby include the Edinburgh Sports Club, Dean Tennis Club and there are a variety of gyms nearby.

### Outside and Gardens

There is large well-tended shared garden opposite the property, which is pleasantly landscaped and maintained by a residents committee. The fee is £270 annually, which covers the garden maintenance. Zoned residents parking is available in the surrounding streets.

### Extras

The fixed floor coverings, blinds and light fittings are included in the sale.

Council tax - Band G









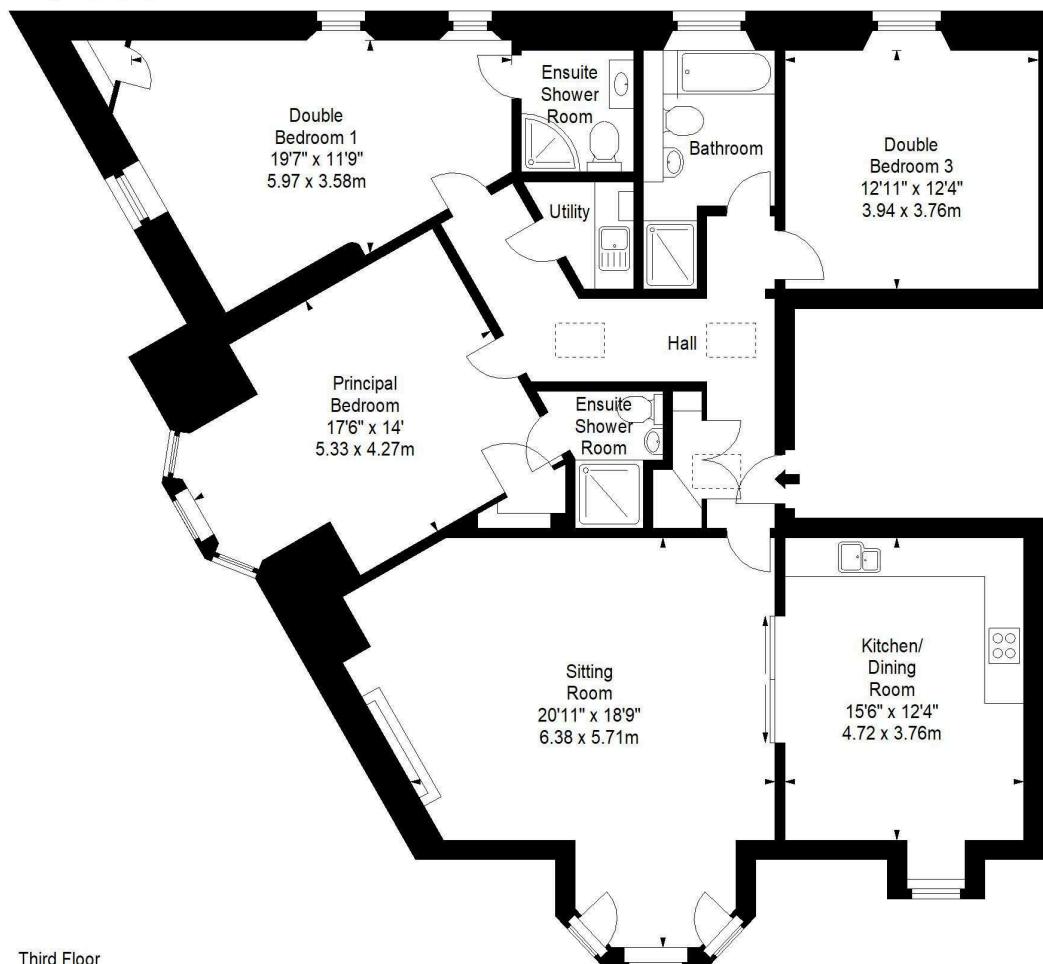
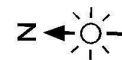




Magdala Crescent,  
Edinburgh, EH12 5BY



Approx. Gross Internal Area  
1514 Sq Ft - 140.65 Sq M  
For identification only. Not to scale.  
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Third Floor



**DMD** SOLICITORS &  
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Offers can be submitted in writing, fax or email:

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