

COULTERS[©]

FLAT 2, 40 DRUMSHEUGH GARDENS

WEST END, EDINBURGH, EH3 7SW

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE


Flat 2, 40 Drumsheugh Gardens is an impressive first floor apartment set within the exclusive Square and Crescent development completed in 2017.

The property has been refurbished to the highest standard with impressive fixtures and fittings throughout. The property is immaculately presented with modern touches while maintaining the traditional period charm the property has to offer.


The property comprises of a generously sized open plan living, kitchen and dining room filled with natural light from the floor to ceiling windows.

The modern style kitchen hosts integrated appliances and dining island with sink and ceramic hob.

KEY FEATURES

 Remarkable drawing room apartment.

 Shared rear garden & gated gardens.

 Minutes walk from Edinburgh City Centre

 Large double bedroom with grand en-suite.

 On street permit parking.

 Excellent local amenities and schooling nearby.



Directly across the hallway is the spectacular bedroom with grand modern en-suite with walk-in shower, bath and mirrored cabinets with views to the rear of the property. Completing the accommodation is a modern two-piece WC which can be accessed from the hall.

Externally, the property benefits from a well-maintained communal garden to the rear and key access to the private gated gardens of Drumsheugh situated directly opposite the property.





THE LOCAL AREA

The West End is centrally located in Edinburgh City and is well connected by public transport such as Haymarket station, bus routes and the Edinburgh tram which runs to the Edinburgh Airport and east end of the city.

The area is home to a variety of independent shops, restaurants, cafes, and bars, offering a diverse range of dining and entertainment options.

It is also a popular destination for business professionals, with many companies and offices located in the area. The property is well located for access to a range of schools. All blinds, curtains, light fittings, fitted flooring and appliances are included in the sale price.

EXTRAS

All light fittings, fitted flooring and appliances are included in the sale price.

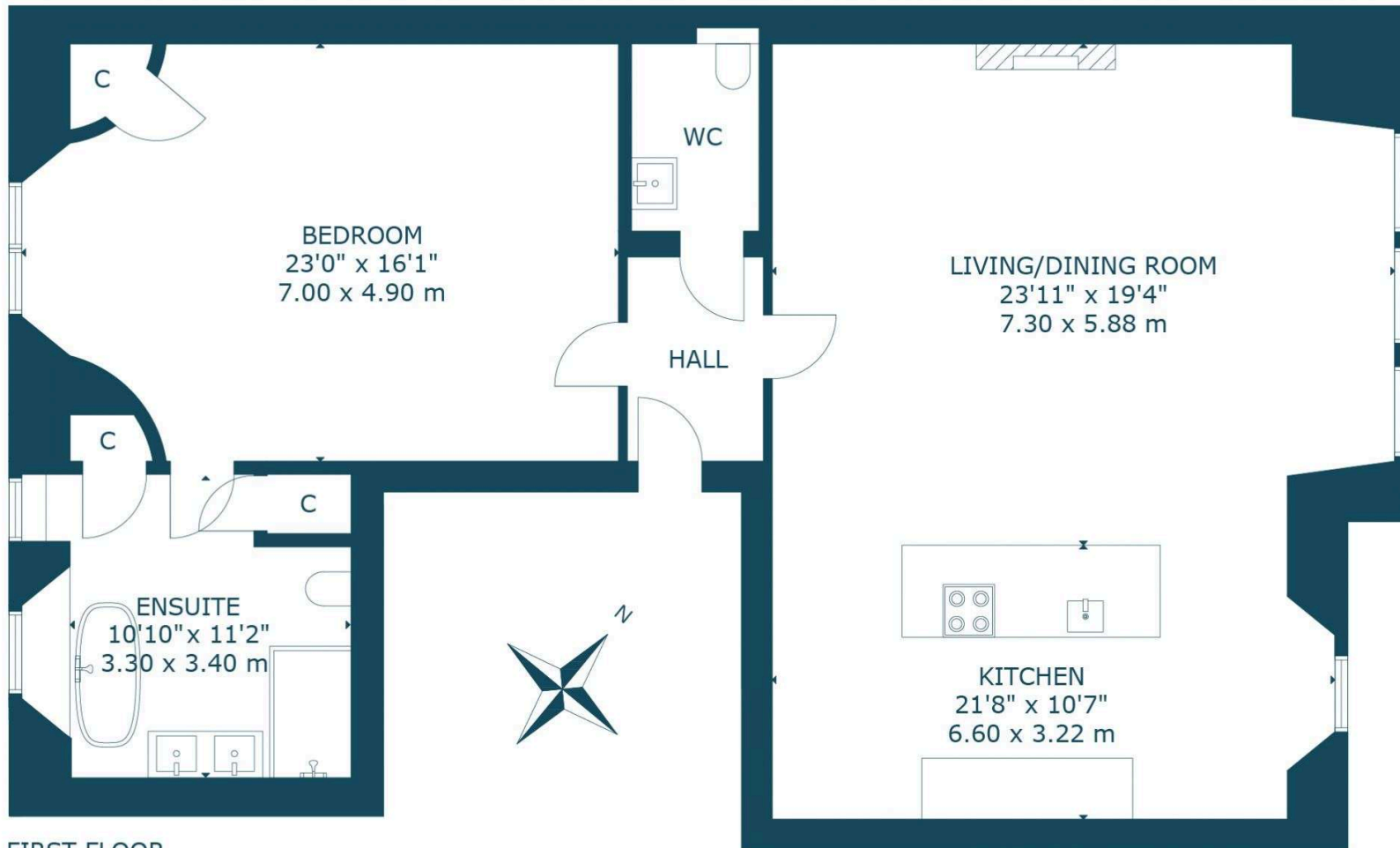
The property is factored by Redpath Bruce at a cost of approximately £260 per month





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40



FIRST FLOOR

FLAT 2, 40 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7SW

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,290 SQ FT / 120 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.