

COULTERS[©]

27A DOUGLAS CRESCENT

WEST END, EDINBURGH, EH12 5BA

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented maindoor B-Listed garden flat is positioned on a quiet crescent within the prestigious West End of Edinburgh. The property's location, despite being central and very well-connected by transport links, is extremely peaceful thanks to its enviable position, off the main road and elevated above the tranquil Water of Leith.

From street level, the property is reached via a gated entryway and a series of steps that lead down to private courtyard area. The front door opens onto a handy vestibule and a long hall which in turn, provides access to all rooms. Well-set out to take advantage of the south facing aspect, the elegant twin windowed sitting room with working fire, and the kitchen/dining room are both situated to the rear of the home and are bathed filled in natural light. The contemporary kitchen has wall and base mounted cabinetry, ample worktops, integrated appliances and direct access to the garden. The appliances comprise of; 5-ring gas hob, extractor hood, oven, microwave and dishwasher.

There are two double bedrooms both situated to the front of the property, and with the principal bedroom benefitting from its own en suite shower room. There is also a bathroom which is in-keeping with the style of the en suite, but has a bath, overhead electric shower, wash hand basic and WC. Storage throughout the property is excellent and is complemented by a highly versatile box room which is currently set up as a single guest room.

KEY FEATURES



Delightful garden flat



Two double bedrooms one with en suite



South facing private garden plus private cellars



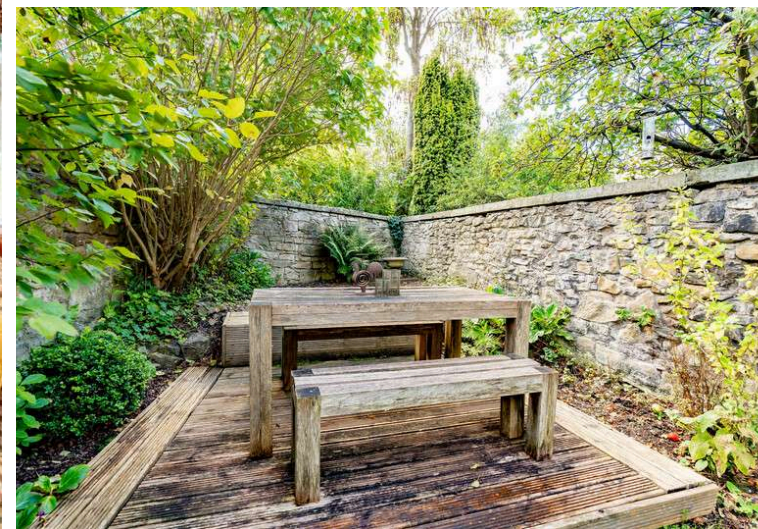
Permit parking available



Access to Douglas Crescent gardens



Superb West End location



Perhaps the best feature of this home, and certainly the most rarely available, is the wonderful south facing, enclosed, walled rear private garden. The lower levels of the garden has been landscaped and tiered whilst the top section has a lovely, manicured lawn and a deck, offering a fantastic selection of vantage points to sit and enjoy the outdoors.

Externally, to the front of the property are three private cellars, two of which have been drylined, one of which currently serves as a utility room. Resident's permit holder and metered parking is available on the street outside. For a small fee, access for residents is also available to the beautiful Douglas Crescent Gardens situated just across the road, on the banks of the Water of Leith.

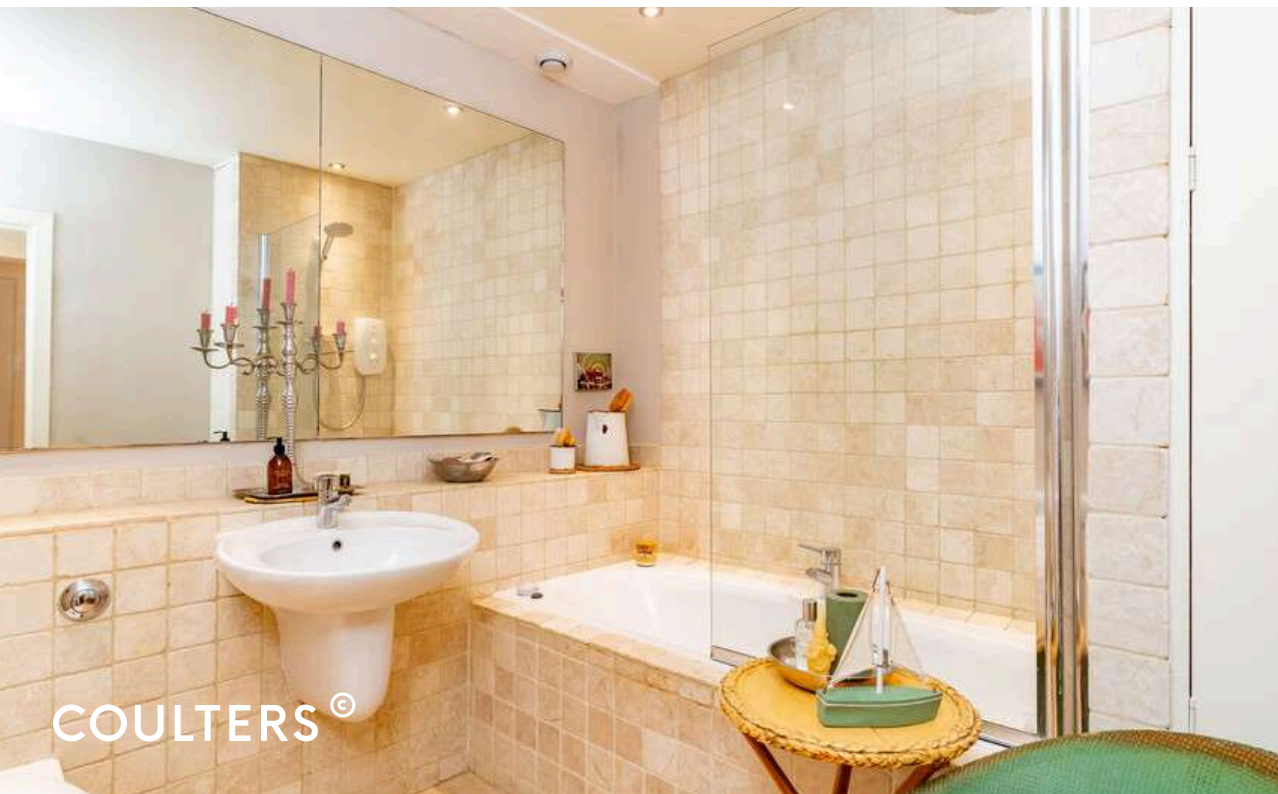
Gas central heating is operated by a modern boiler and the windows, which are single glazed, benefit from original working shutters.





THE LOCAL AREA

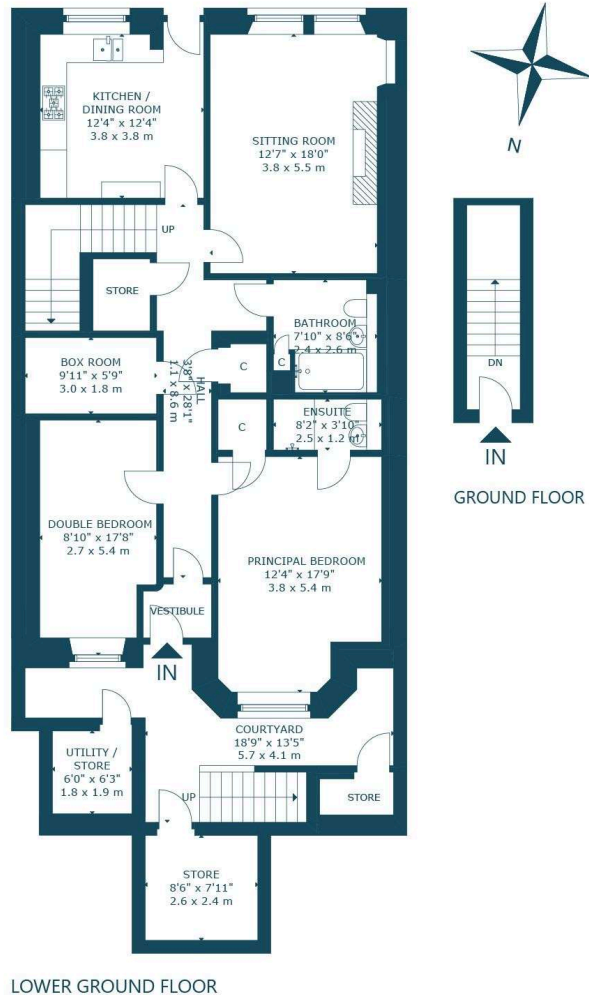
The property occupies a prime address on an attractive Victorian crescent in Edinburgh's desirable West End which forms part of the Edinburgh World Heritage Site and is a conservation area. An excellent range of local amenities are located just a short stroll away, including Haymarket's transport hub with access to trains, trams and buses along with a Tesco Express food store. The property is well-served by a fabulous selection of existing cafes, restaurants and bars which will soon be complimented by the modern, Haymarket Q-mile development which is currently under construction. An extensive cycleway can be accessed nearby and there are pleasant riverside walks along the Water of Leith. Nearby Edinburgh Sports Club offers tennis, squash and other racket sports as well as a gym. The property lies within the catchment area for Roseburn Primary School and Craigmount High School with private schooling options including The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School in close proximity. Edinburgh International Airport is easily accessible via tram or bus.



EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price.





LOWER GROUND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,304 SQ FT / 121 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.