



MAGDALA CRESCENT

Edinburgh, EH12



AN ELEGANT VICTORIAN APARTMENT
OVERLOOKING PRIVATE RESIDENTS’
GARDENS IN THE HEART OF EDINBURGH’S
PRESTIGIOUS WEST END

		
2	1	1
		EPC
Permit		D

Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

Offers Over: £550,000

DESCRIPTION

Occupying a prime position within one of Edinburgh’s most prestigious Victorian crescents, this elegant first-floor apartment offers a superb blend of period grandeur, contemporary finishes and access to the highly regarded private Magdala Crescent Gardens.

The property retains a wealth of original architectural detail including exceptional ceiling heights, intricate cornice work, working shutters and generously proportioned rooms, all beautifully balanced with carefully considered modern upgrades throughout.

The magnificent sitting room is undoubtedly the focal point of the home. A striking bay window frames attractive views over the mature crescent gardens and towards the Donaldson’s building, whilst ornate cornicing, decorative wall panelling and an impressive fireplace combine to create an exceptional reception room of considerable character and scale.

The dining kitchen has been thoughtfully redesigned in a timeless style, featuring bespoke shaker cabinetry, quartz worktops, integrated appliances and ample space for informal dining. The elevated position allows for excellent natural light, while the quality of finish complements the period nature of the building.

The principal bedroom is particularly impressive, enjoying generous proportions, high ceilings and a peaceful outlook towards the private gardens. A further well-proportioned double bedroom provides flexible accommodation for guests, family living or home working.

The recently refurbished bathroom has been finished to an exceptional standard, incorporating contemporary sanitaryware, brushed brass fittings, bespoke vanity storage and elegant large-format tiling, creating a luxurious and refined space.



Magdala Crescent is renowned for its beautifully maintained private gardens which are exclusively available to residents. The gardens provide a wonderful extension to the living accommodation and enjoy a unique outlook towards the iconic Donaldson’s building, one of Edinburgh’s most celebrated landmarks.

Situated in the heart of the West End, Magdala Crescent is one of Edinburgh’s most sought-after residential addresses. Haymarket Station, the city centre and Edinburgh’s financial district are all within easy walking distance, while an excellent selection of independent cafés, restaurants, boutique shops and leisure facilities can be found nearby.

This is a rare opportunity to acquire a beautifully presented period apartment in a prime West End location, combining elegant Victorian architecture, modern comfort and access to some of the city’s finest private gardens.





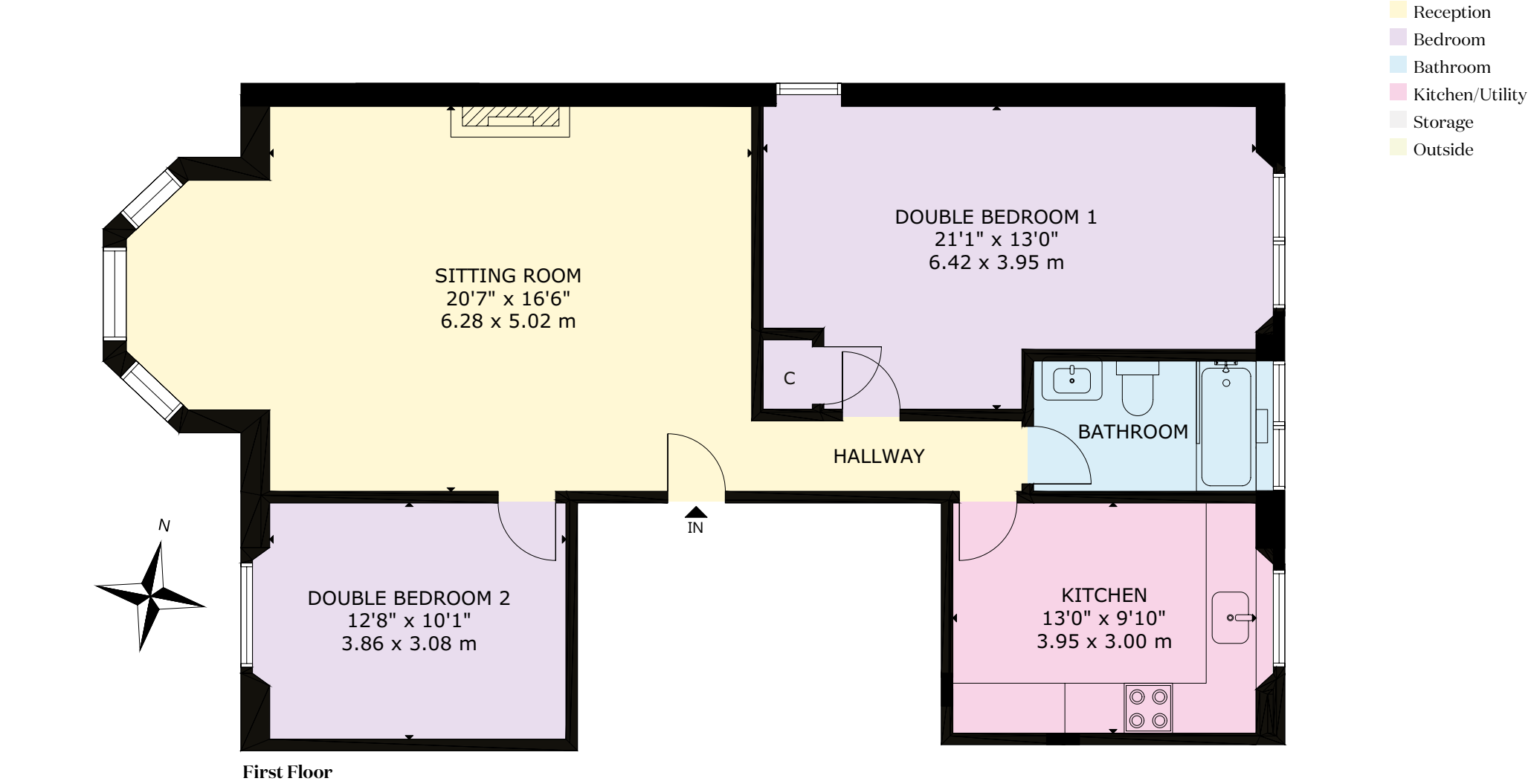
LOCATION

Magdala Crescent lies in the much sought-after West End of Edinburgh, a highly desirable residential area renowned for its elegant architecture and excellent connectivity. The property is ideally positioned just a short walk from the new Haymarket development, located at the heart of the city’s financial district and major transport hub, providing exceptional access across Edinburgh and beyond.

The West End offers a wide range of local amenities, with excellent shopping, cafés and restaurants available nearby in both Haymarket and the West End Village, while the city centre lies within easy reach, offering a wealth of cultural and leisure facilities. The property is conveniently situated for the main financial centres, and just a short distance from Haymarket Station and the Edinburgh Tram stop, ensuring effortless connectivity to the city and airport.

The apartment enjoys a leafy outlook across private residents’ gardens opposite, with far-reaching views towards the iconic Donaldson’s Estate. Access to the residents’ gardens is available upon payment of a modest annual fee. The Water of Leith Walkway can be accessed from the end of Magdala Crescent, offering picturesque riverside walks, while the Belford Sports Club and several of Edinburgh’s renowned art galleries are also close by.

To the west, there is easy access to Corstorphine, Edinburgh Park, the City Bypass, and Edinburgh Airport, making this location ideal for both city living and commuting. The property is also well placed for excellent local schooling, together with a number of Edinburgh’s leading private schools, including Erskine Stewart’s Melville Schools, St George’s School for Girls, The Edinburgh Academy, George Heriot’s School, and Fettes College.



Approximate Gross Internal Area
1,016 sq ft / 94 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.