

9 (1F) BUCKINGHAM TERRACE

West End, Edinburgh, EH4 3AA

**EXCEPTIONAL
FIRST-FLOOR
APARTMENT**
in the West End



PROPERTY NAME

9 (1F) Buckingham Terrace

LOCATION

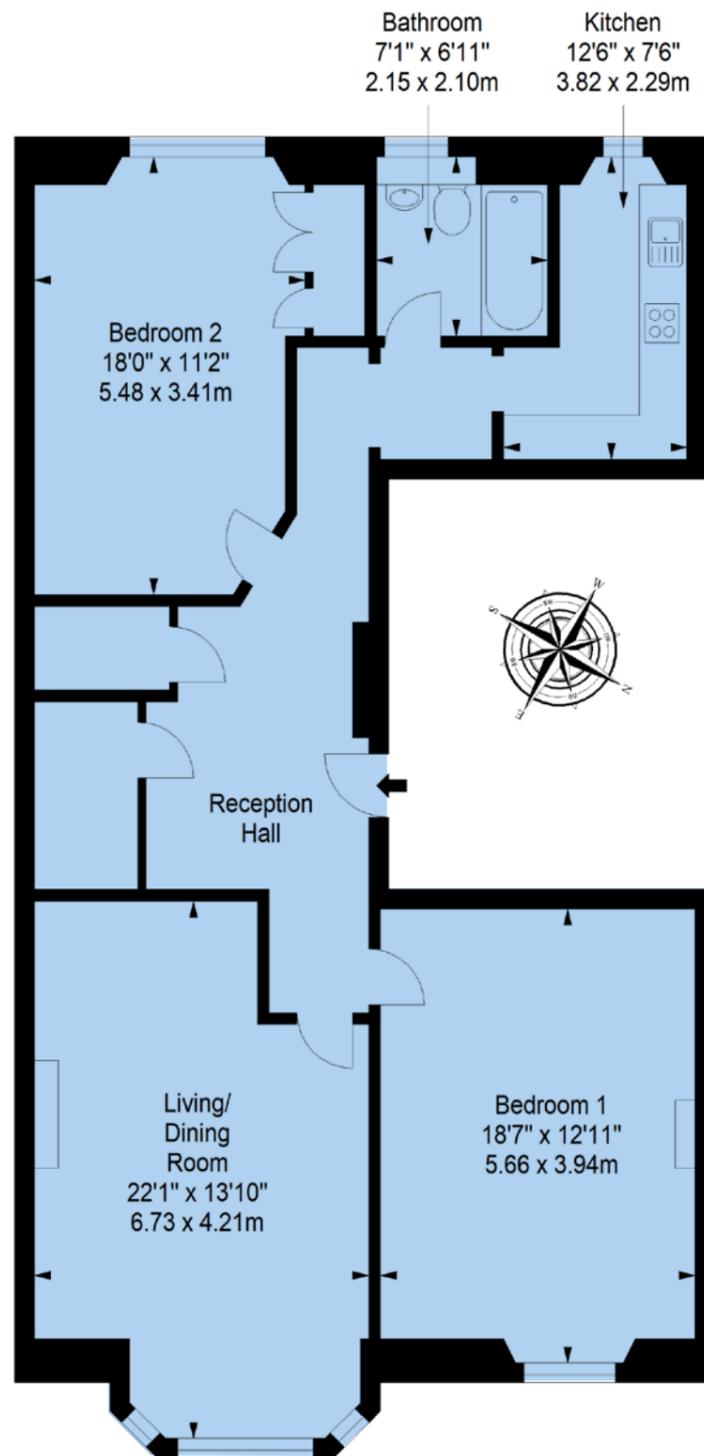
West End, EH4 3AA

APPROXIMATE TOTAL AREA:

103.1 sq. metres (1109.8 sq. feet)

FIRST FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities



B-LISTED VICTORIAN RESIDENCE IN THE WEST END

Part of a prominent and historically significant B-listed Victorian crescent (1860) by the renowned Scottish architect John Chesser, this exclusive two-bedroom apartment is set on the first floor of a Renaissance-style townhouse with a sandstone ashlar façade. The home is of an exceptionally high standard, offering the expansive rooms expected of its period, as well as a wealth of heritage features – all paired with a sought-after blank canvas and high-end finishings, which include a Shaker-inspired kitchen and three-piece bathroom (both newly fitted roughly 3 years ago).

Set within Edinburgh's New Town conservation area, the property is part of the West End with all the city centre offers within easy walking distance. Homeowners can also apply for access to Belgrave Crescent Gardens and Dean Gardens (subject to a small annual fee). These private gardens (shared only with local members) are some of the finest in the capital, each providing over 7 acres of land to explore! They offer a true natural retreat which is practically on the doorstep – perfect for escaping the hustle and bustle of the city.





Welcome to 9 (1F) BUCKINGHAM TERRACE

Introducing an exceptional first-floor apartment with two large double bedrooms, boasting all the charm and character of a B-listed Victorian residence with sumptuous interior design and a prestigious setting in Edinburgh's highly sought-after West End.

GENERAL FEATURES

An exceptional first-floor apartment in the West End
Part of a prominent B-listed Victorian crescent
Exclusive setting in the New Town conservation area
Elegant neutral interiors with period features
EPC Rating - D | Council Tax band - E

ACCOMMODATION FEATURES

Secure telephone entry-system
Communal entrance with period grandeur
Reception hall with two generous cupboards
Striking living/dining room with sweeping bay window
Shaker-inspired kitchen with integrated appliances
Two large king-size bedrooms (one with storage)
A Juliette balcony accessible via the main bedroom
3pc bathroom with overhead rainfall shower

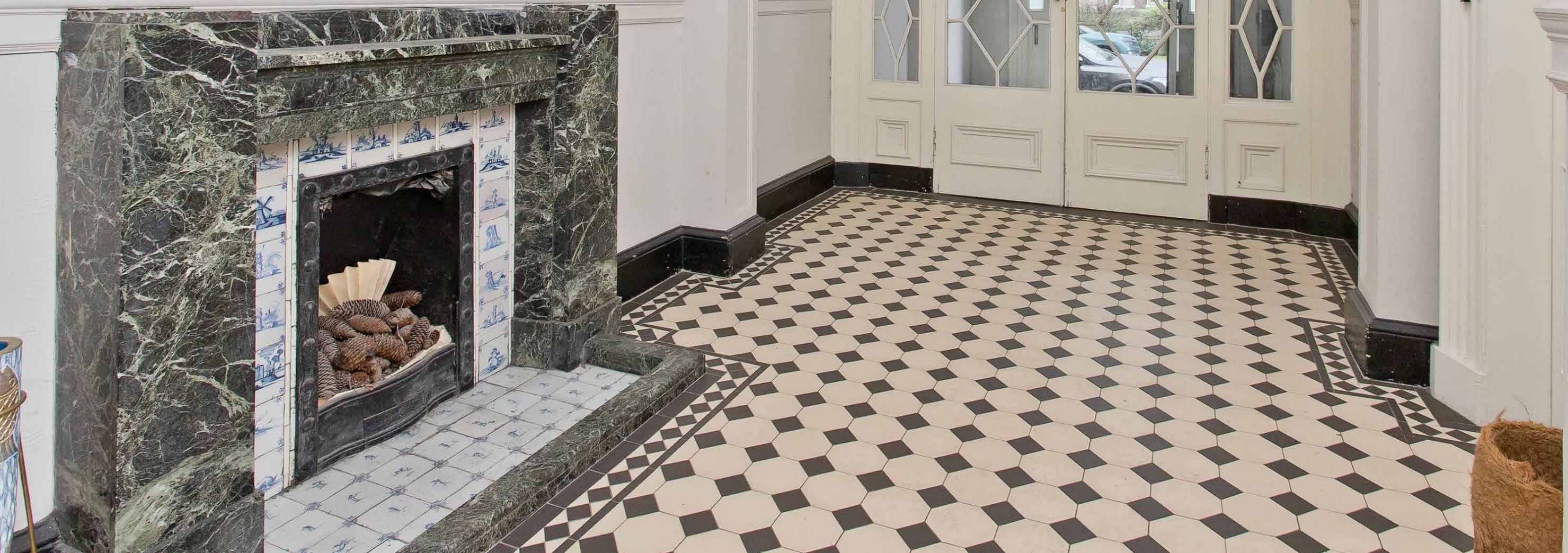
EXTERIOR FEATURES

Belgrave Crescent and Dean Gardens (for a small fee)
Controlled permit parking (Zone 5)

VICTORIAN CHARM

with modern sensibilities

Upon entering the building, a communal entrance immediately displays its period grandeur, providing a hint of what to expect with the apartment. A traditional staircase leads up to the home's front door, which subsequently opens into a reception hall with two generous cupboards. The rich qualities of the property are instantly apparent: from the attractive neutral styling to the lavish ceiling cornice work, this home effortlessly combines Victorian charm with modern sensibilities.



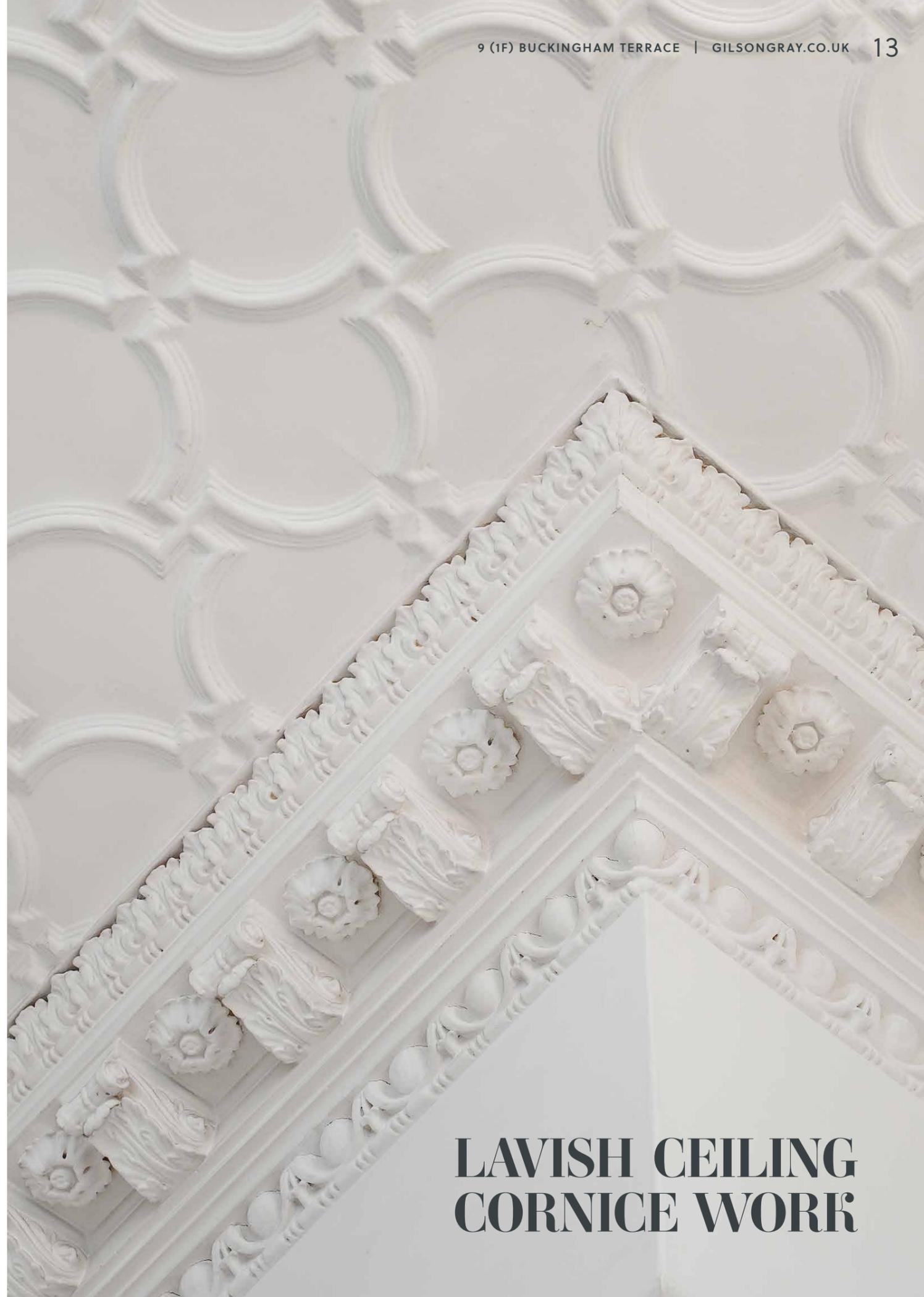
THE LIVING ROOM

The living room maintains the crisp decoration, ensuring a relaxed and calming environment that is easy to style. It spans over 28 square metres as well, providing an expansive footprint for lounge furniture and a table and chairs.





What really catches the eye, however, is the wealth of period features. A sweeping bay window (with working shutters) bathes the room in light.



LAVISH CEILING CORNICE WORK



Stunning reception area

Picture and dado rails, as well as picture frame mouldings add texture; and the highly ornate cornice and ceiling cornice work draw attention to the impeccably high dimensions – all working together to create a stunning reception area.



A striking fireplace forms a warming focal point for sofas.

THE KITCHEN



Sophisticated design with practical storage

Perfectly complementing the home's neutral palette, the kitchen has a Shaker-inspired design fitted with base and wall cabinets in dove grey. Metro-style splashbacks frame the units, whilst down-lit worktops tie the space together, matching the floor for a warm, wood-toned finish. Integrated appliances add the final touch of sophistication, maintaining the sleek and streamlined aesthetic.



Two large elegant BEDROOMS



The two king-size bedrooms echo the elegance of the living area and both are of an equally impressive size, affording lots of space for bedside furnishings. The bedrooms also enjoy tall sash-and-case windows that further elevate the airy ambience, whilst providing traditional working shutters for evening's rest. The principal bedroom has additional period character, framed by a feature fireplace and decorative ceiling and cornice work, as well as access to a Juliette balcony. Not to be outdone, the southwest-facing second bedroom also enjoys intricate cornicing and the benefit of a fitted wardrobe.

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THE PRINCIPAL BEDROOM



"...framed by a feature fireplace and decorative ceiling and cornice work."



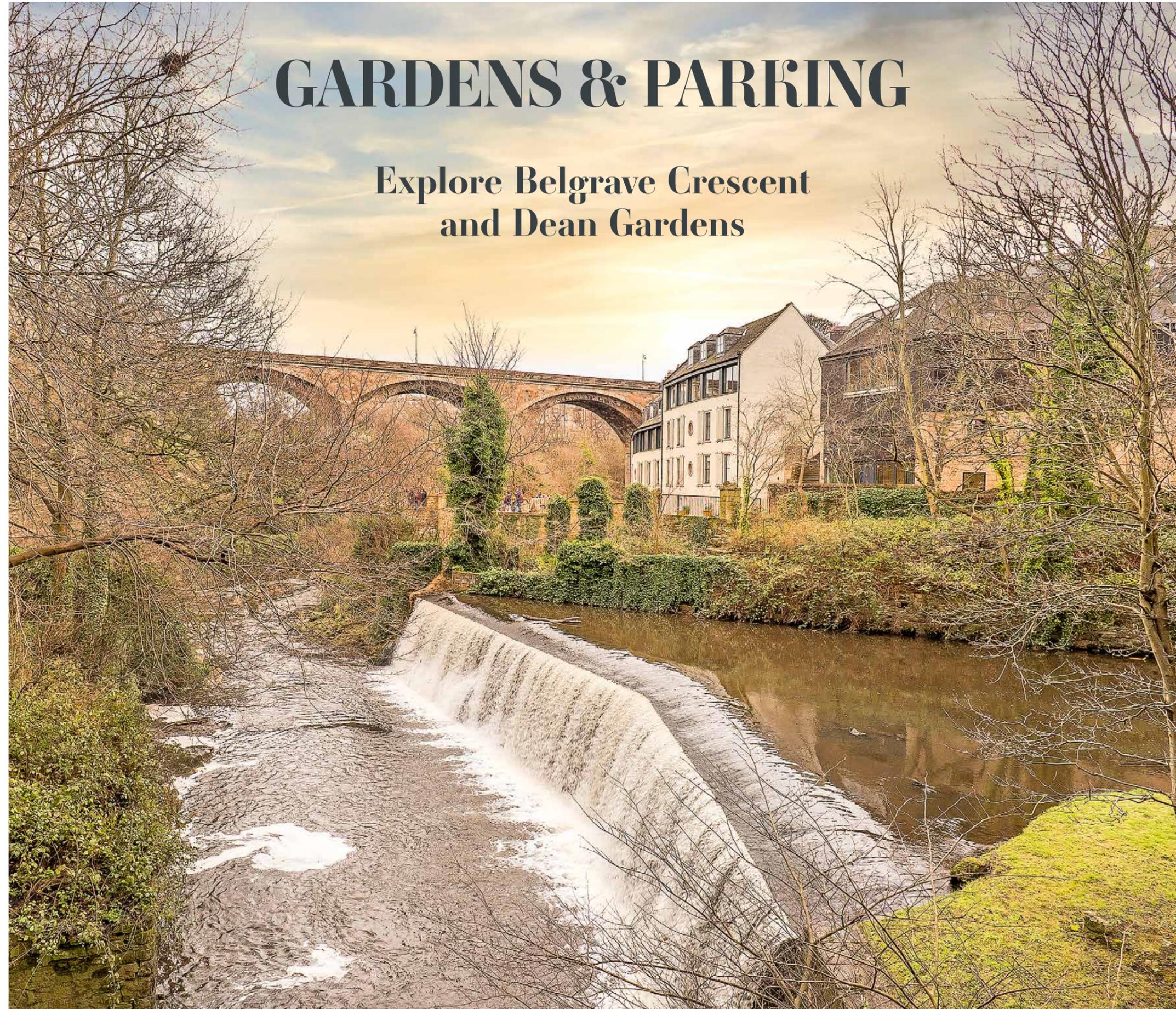
THE BATHROOM

Neutral styling and
quality finishes



The bathroom is presented in a neutral hue, alongside tiles and tongue-and-groove panelling. It is comprised of a pedestal washbasin, a toilet, and a bath with an overhead rainfall shower.

Extras: all fitted floor and window coverings, select light fittings, and integrated kitchen appliances (oven, gas hob, extractor hood, fridge, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



GARDENS & PARKING

Explore Belgrave Crescent and Dean Gardens

As previously mentioned, for a small annual fee and application, residents can gain access to both Belgrave Crescent Gardens and Dean Gardens, which offer a combined footprint of over 14 acres. Bordering the Water of Leith, these extensive private gardens are truly magical and must be explored to properly enjoy their scope and beauty. Whether for morning strolls, relaxing family time, or for an evening run, these gardens have all the natural space you need, right in the heart of the city centre. Homeowners also have access to (Zone 5) controlled permit parking as well.



WEST END

Edinburgh

"... unfettered access to the very best of the capital..."

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.





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