

52/1 Palmerston Place

WEST END, EDINBURGH, EH12 5AY



MAGNIFICENT GRADE B LISTED TWO-BEDROOM GROUND-FLOOR FLAT



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part exchange available! McEwan Fraser is delighted to present this magnificent two-bedroom ground-floor flat to the market. Situated on Palmerston Place in the heart of Edinburgh's West End, the property is Grade B listed and presented to the market in immaculate internal condition.

The accommodation is focused on an impressive living room with wonderful high ceilings and ample natural light from a large bay window. The living room includes a wealth of period features including ornate cornice work, Edinburgh press, and traditional high skirting boards. A working fireplace creates a natural focal point for the room and the space on offer gives plenty of scope for different furniture configurations. The new owner will have plenty of flexibility to create their ideal entertaining space.

The Property







The kitchen faces the rear of the property and has been finished to the highest of modern standards. Cleverly designed to make maximum use of the available space, the kitchen offers plenty of preparation and storage space alongside a range of integrated appliances.



The master bedroom is a particularly generous double with traditional high ceilings, large sash and case windows, and plenty of floor space for a full suite of bedroom furniture alongside fitted wardrobes. The second bedroom has been thoughtfully expanded by the addition of a mezzanine level which helps create a dedicated workspace.





Bedroom 2







The accommodation is completed by a stylish modern shower which is partially tiled and finished with a rainfall shower.





Further benefits include gas central heating, permit parking, and access to Douglas Crescent Gardens for a small annual fee. Douglas Crescent Gardens, consisting of 4.4 acres of land with over 400 trees, is ideal for picnics or a walk along the river. These wonderful, private, family-friendly gardens run down to the Water of Leith and act as a community hub for local residents, hosting events and celebrations including an Easter Egg Hunt, family Halloween party, summer barbecues, a Christmas get-together, and a ladies' night.

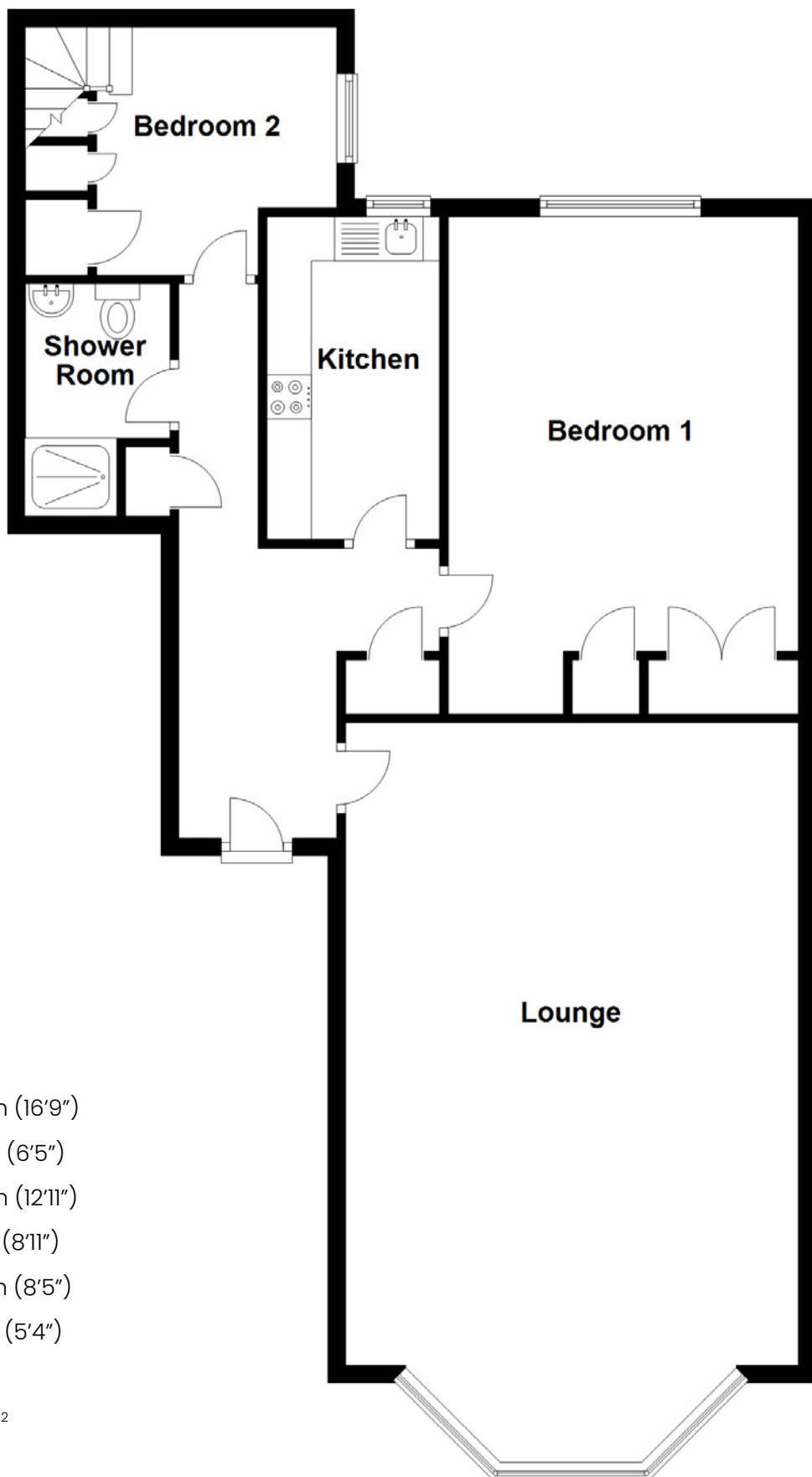
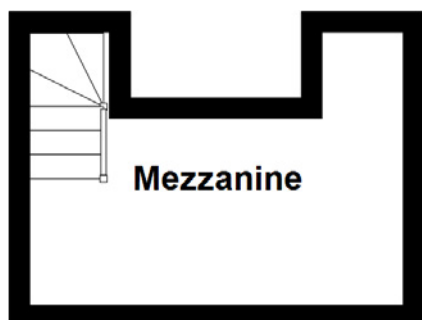
This wonderful two-bedroom flat needs to be seen to be fully appreciated and an internal viewing is highly recommended.



DOUGLAS CRESCENT GARDENS







Approximate Dimensions
(Taken from the widest point)

Lounge	8.95m (29'4") x 5.11m (16'9")
Kitchen	3.64m (11'11") x 1.95m (6'5")
Bedroom 1	5.61m (18'5") x 3.95m (12'11")
Bedroom 2	2.79m (9'2") x 2.71m (8'11")
Mezzanine	3.58m (11'9") x 2.56m (8'5")
Shower Room	2.62m (8'7") x 1.63m (5'4")

Gross internal floor area (m²): 104m²

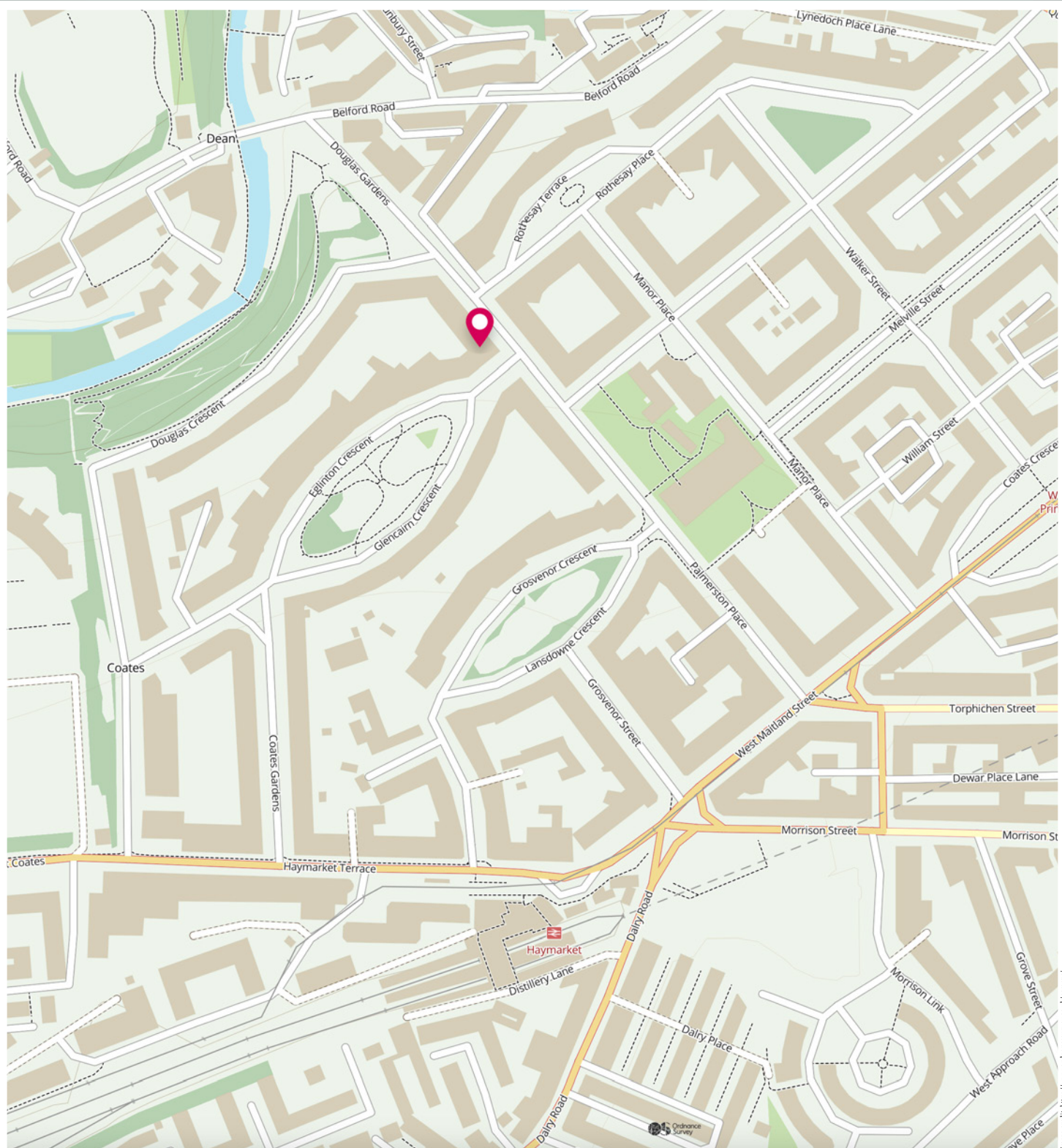
EPC Rating: C



The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques.

There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. 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 all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.