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Offers Over

£495,000

23 1F Glencairn Crescent

West End | Edinburgh | EH12 5BT

Forming part of a handsome Victorian crescent in the sought after West End, this well presented first floor flat retains a wealth of period character, including decorative cornicing, ceiling roses and impressive high ceilings. Offering two bedrooms and bright, comfortable accommodation, the property combines traditional charm with contemporary living and is ideally placed for the excellent amenities, restaurants and transport links of the city centre and surrounding areas.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - F



Description

The beautifully maintained communal hallway leads to the first floor, where the property opens into a welcoming entrance hall with ample overhead storage in the ceiling. To the right is a well proportioned lounge with electric fire, which leads through to the dining kitchen, fitted with a range of stylish wall and base units with stone worktops and a Belfast sink. To the front is the impressive bay windowed principal bedroom, featuring a decorative fireplace and built-in wardrobe. There is a generous second double bedroom, while the boxroom offers an ideal space for a home office or study. Completing the accommodation is the bathroom, fitted with a crisp white suite and rainfall shower over the bath. The property further benefits from gas central heating and sash and case windows.



Extras

Included in the sale will be the Rangemaster cooker, washing machine and integrated dishwasher.

Gardens & Parking

There is access to the Eglinton & Glencairn Gardens for a fee of approximately £145 per annum, where residents can enjoy lawns, seating, a BBQ area and children's play park. Permit and metered parking is available directly outside the property and on surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





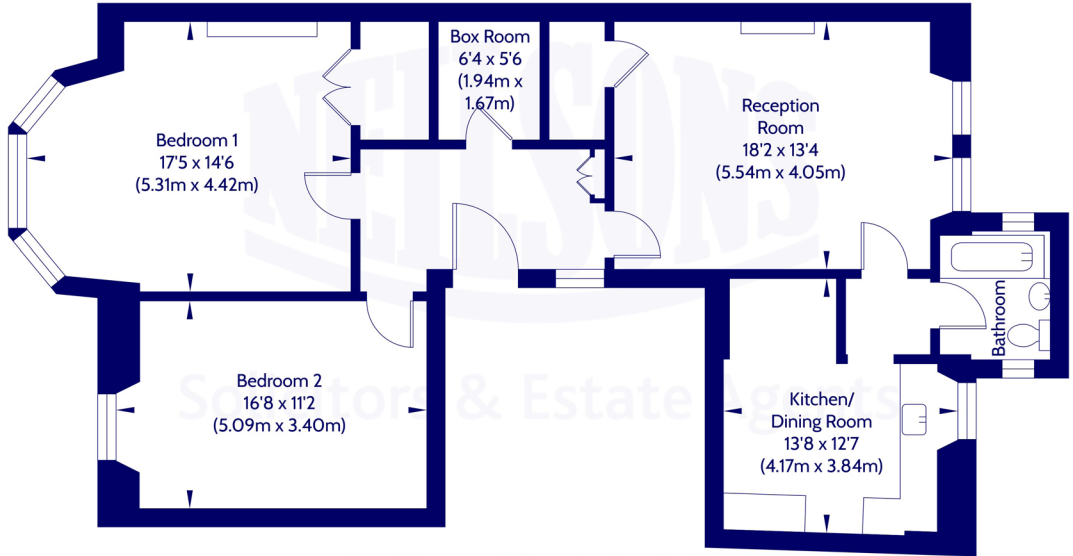
Location

Glencairn Crescent is situated in the highly sought-after West End district of Edinburgh city centre, providing excellent access to the capital's world-class amenities, from outstanding entertainment and shopping facilities to the historical cultural attractions. Within minutes you can find yourself on Princes Street and George Street where all of the fashionable high-street retailers and high-end boutiques can be found. Nearby, the picturesque Dean Village provides an escape from the bustle of the city allowing for scenic walks along the Water of Leith. The iconic Princes Street Gardens set below the world-famous Edinburgh Castle is also within easy reach. The West End offers countless upmarket bars and gourmet restaurants as well as some of Edinburgh's most renowned music venues and theatres including the Traverse Theatre, the Lyceum, and Usher Hall. With its central location, the West End is served excellently by public transport links with regular tram and bus services as well as the close-by Haymarket train station for travel beyond Edinburgh. 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.



Approx. Gross Internal Floor Area 98 Sq M / 1050 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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