



6/1 Clarendon Crescent
Edinburgh, EH4 1PT

£3,850 Per Month



Ground & garden flat set over two floors with private garden. The property offers ideal family accommodation situated on a handsome tree lined crescent in Edinburgh's desirable West End.

Hall, WC, Sitting Room, Master Bedroom, with En-suite Bathroom, 3 Further Bedrooms, Utility Room, Shower Room, Impressive Kitchen/Dining Room, Garden Room.

Landlord Registration No. 123525/355/27480
EPC D

LARN 2504002



Magnificent 4 bedroom ground & garden flat set over two floors with private front courtyard with two cellars and private garden. This property offers ideal family accommodation situated on a handsome tree lined crescent in Edinburgh's desirable West End Close to George Street and Princess Street for shops & restaurants. Stockbridge a cosmopolitan district is a short walk away. Excellent schooling is represented in the state & private sector - catchment area for the highly regarded Flora Stevenson Primary School & Broughton High School.

GROUND FLOOR

Hall, WC, Sitting Room, Two Double Bedrooms

LOWER GROUND FLOOR

Master Bedroom with En-suite Bathroom, Utility Room, Shower Room, Double Bedroom, Impressive Kitchen/Dining Room with Range cooker, microwave, coffee machine, dishwasher, fridge/ freezer, Garden Room. GCH.

KEY FEATURES

- Premier Garden Apartment Occupying Two Levels
- Traditional Stone Built Property With Charming Period Features
- Light, Bright And Spacious, Modern Contemporary Decor
- Prime West End Location, Close To City Centre
- State And Private Schools Nearby
- Private Walled Garden

COUNCIL TAX BAND

Band F

ENERGY PERFORMANCE RATING

D

LANDLORD REGISTRATION NUMBER

123525/355/27480

ADDITIONAL INFORMATION

Zoned residents parking.

Non HMO compliant.

Rent £3,850 per calendar month, plus council tax & utilities.

A deposit of £3,850 is required and references are obtained for the successful applicant through Homelet Referencing. The property is offered unfurnished on a Private Residential Tenancy, although a long term let is preferred. No smoking is permitted in the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Completing an application form does not guarantee a viewing.

LARN2504002