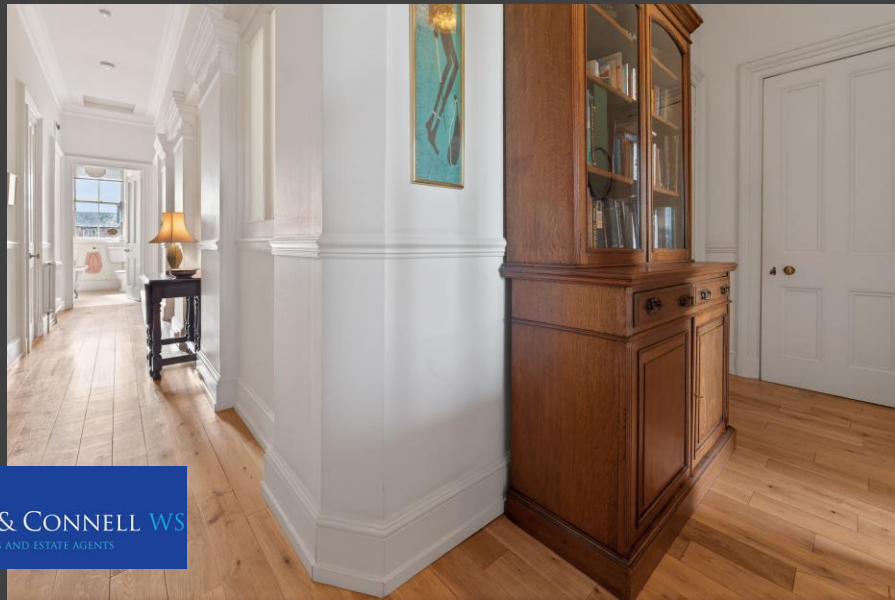


5/3 Drumsheugh Gardens
West End
Edinburgh
EH3 7QJ









Elegant and spacious second floor flat set in a handsome B-Listed Victorian townhouse, located in the desirable West End district in the heart of the City and close to Princes Street. The West End provides quick and easy access to the best of Edinburgh's shops and restaurants. Schooling is well catered for with an excellent choice of public and private schools in the area at both primary and secondary level.

Recreational facilities include Drumsheugh Baths, the Water of Leith walkway and the Gallery of Modern Art. The Royal Botanical Gardens and Inverleith Park are also close by.

Entrance to the property is via a striking and well-maintained shared entrance hall with the added benefit of a security entrance system.



Internally the property is in excellent decorative order throughout and features a wealth of period features including striking fireplaces, attractive cornice work and working window shutters. A Sonos sound system has been installed and offers a versatile home sound system that delivers rich, immersive audio across multiple rooms with seamless connectivity and smart features. The Sonos system is included in the sale.

Access to Drumsheugh private gardens is also available on payment of a modest annual fee. Resident permit parking is available on application to the City of Edinburgh Council.

PROPERTY DETAILS

- Bright entrance Hall providing access to all rooms and with frosted windows providing borrowed light from the communal stair. Two deep built in cupboards.
- Spacious Living Room with triple windows to front with open outlook to Drumsheugh private garden. Feature fireplace with living flame gas fire. Shelved wall press. Decorative cornice. Double doors to study.
- Large Study with bespoke built in shelving and desk. Extensive built in wardrobes.
- Attractive fitted Dining Kitchen with matching wall and base units. Integrated gas hob and electric oven. Ample workspace with stainless steel sink with drainer and tiled splashback. Space for dining table and chairs. Two good sized shelved pantries. Clothes pulley. Window to rear.
- Large Double Bedroom with window to rear with window shutters and window seat. Cornice and picture rail.
- Second Large Double Bedroom with window to front with window shutters and window seat. Shelved wall press. Cornice and picture rail.
- Family Bathroom with three-piece suite comprising roll top bath, wash hand basin with storage space below and WC. Mirror. Bathroom cabinet. Window to rear.



Viewing by appointment on 0131 524 3800





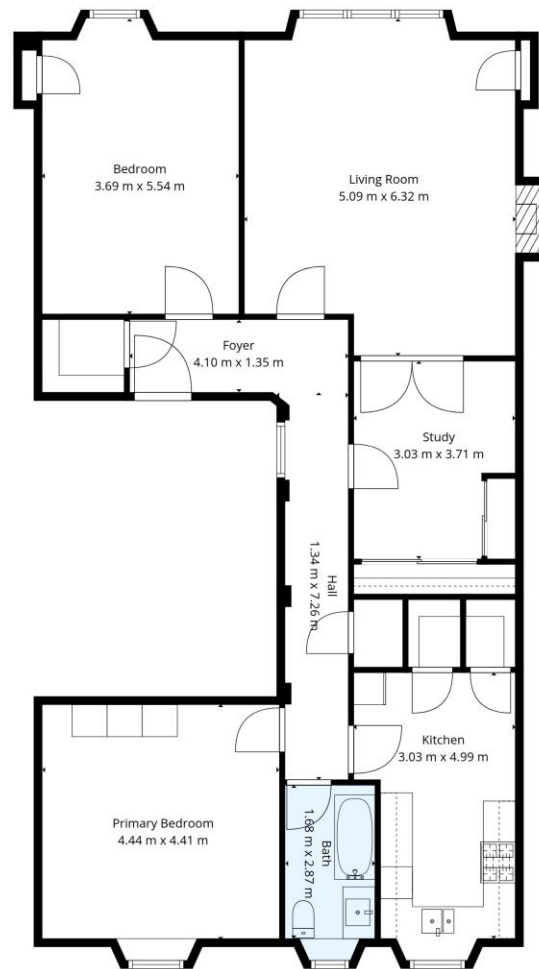


EXTERNAL

Resident permit parking is available on application to the City of Edinburgh Council.

Residents can apply for access to the lovely Drumsheugh private gardens, full details are available at www.drumsheughgardens.org.uk

- Energy Efficiency Rating - tbc
- Council Tax Band - F



Total: 127 m2
 2nd Floor: 127 m2
 Excluded Areas: Fireplace: 1 M2, Walls: 10 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

