

31 (flat 1) Eglinton Crescent, West End, Edinburgh, EH12 5BU



### Description

31 (flat 1) Eglinton Crescent is an elegant period property situated within Edinburgh's highly sought-after West End, moments from Haymarket Station, the city centre, and a wide range of amenities. Located on one of the capital's most prestigious crescents, the property combines classic Victorian architecture with excellent transport connectivity and strong residential appeal. This fabulous home benefits from carefully considered interior specification having been meticulously renovated to the highest standard by the current owner's whilst sympathetically retaining lovely period features which includes ornate cornicing, working shutters enhanced by high ceilings and tall windows which ensure a great feeling of light and space.

### Features

- Magnificent first floor drawing room apartment
- Prime West End location
- Distinguished corner setting
- Excellent transport links via Haymarket Station and tram network
- Walking distance to Edinburgh city centre
- Close to restaurants, cafés, financial district, and cultural attractions
- Spacious traditional proportions with high spec interior and period character
- Bespoke kitchen with space for dining incorporating integrated appliances and a superb central island forming a lovely focal point
- Three comfortable bedrooms
- Two impressive bathroom suites
- Access can be gained to The Eglinton & Glencairn Gardens on payment of an annual fee of approximately £245

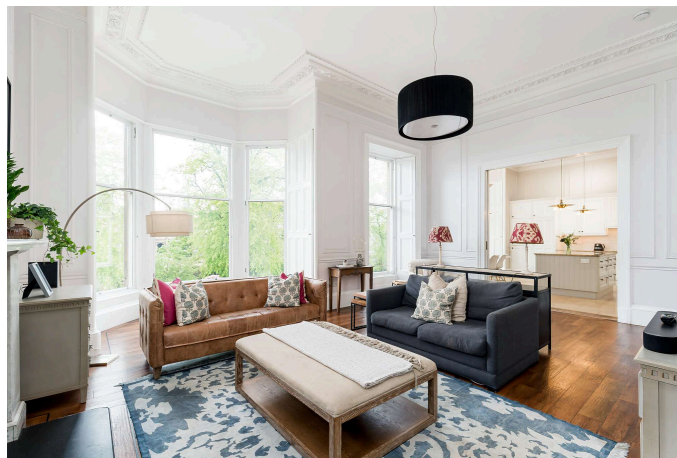
### Extras

The oven, hob, and dishwasher are included. Additional items may be available by separate negotiation.

### EPC Rating: C

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

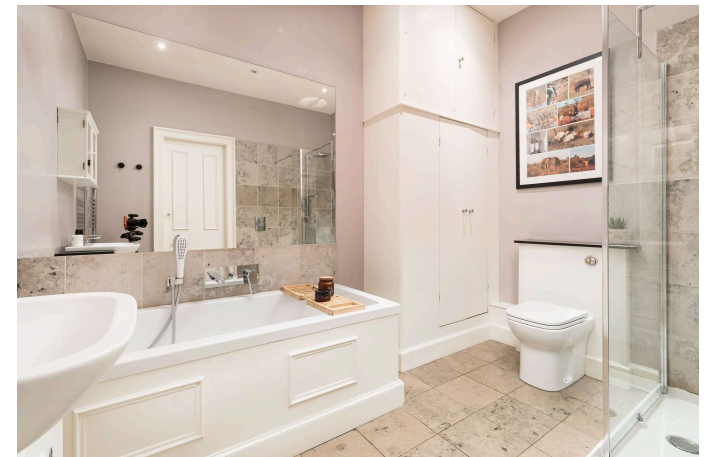


### Location

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. 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.

### Price and Viewing

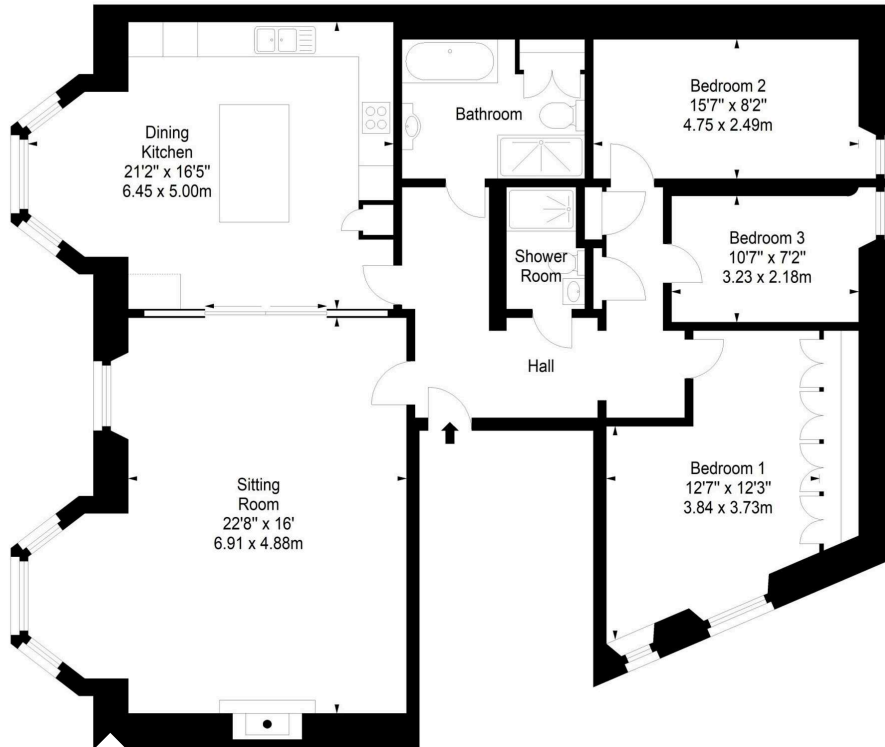
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Eglinton Crescent,  
Edinburgh,  
Midlothian, EH12 5BU



Approx. Gross Internal Area  
1459 Sq Ft - 135.54 Sq M  
For identification only. Not to scale.  
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First F'



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

