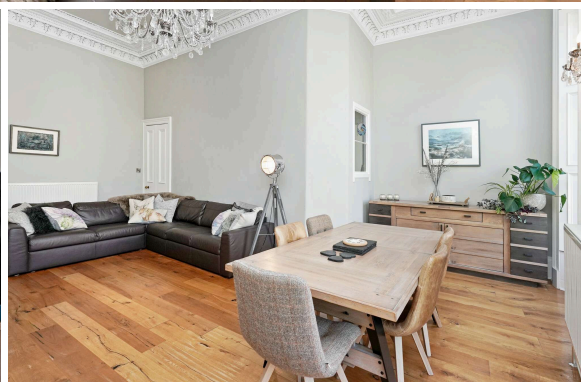
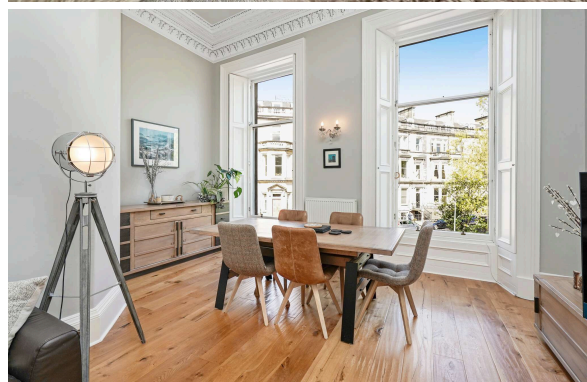




20 (1F) Lansdowne Crescent
WEST END | EDINBURGH | EH12 5EH


warners
solicitors & estate agents



20 (1F) Lansdowne Crescent

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Beautifully presented first floor flat located on a grand, sweeping Victorian Crescent facing onto charming central locked gardens which are available to residents. This lovely property offers spacious accommodation with an effortless blend of traditional and contemporary features and will make an ideal home for a variety of buyers. The spacious drawing/dining room boasts a stunning feature fireplace and fire, and allows for an abundance of natural light via dual picture windows with working shutters. The modern kitchen is fitted with high gloss floor and wall units and a full range of integrated appliances, and the bedrooms are generous doubles, one to the front and one to the rear. Completing the accommodation is the contemporary shower room with feature steam shower, Chromotherapy mood lighting and Villeroy and Boch vanity unit. Further features on offer are Amtico signature aged oak flooring, traditional coving and roses, and the property further benefits from gas central heating and security entry. Externally there is a handy and secure utility room on the landing, residents' on street permit parking. Viewing is highly recommended to fully appreciate the level of accommodation on offer.

- Beautifully presented first floor Victorian villa
- Effortless blend of traditional and contemporary features
- Refurbished single sash and case windows & gas central heating
- Two double bedrooms
- Modern fitted kitchen with a full range of integrated appliances
- Feature steam room shower with Chromotherapy mood lighting and Villeroy & Boch vanity sink
- Spacious drawing room with beautiful feature fireplace and stove
- Entry to locked gardens

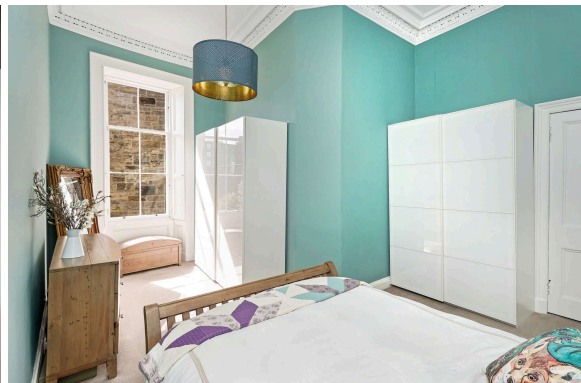
Energy Rating C. Council Tax band F.

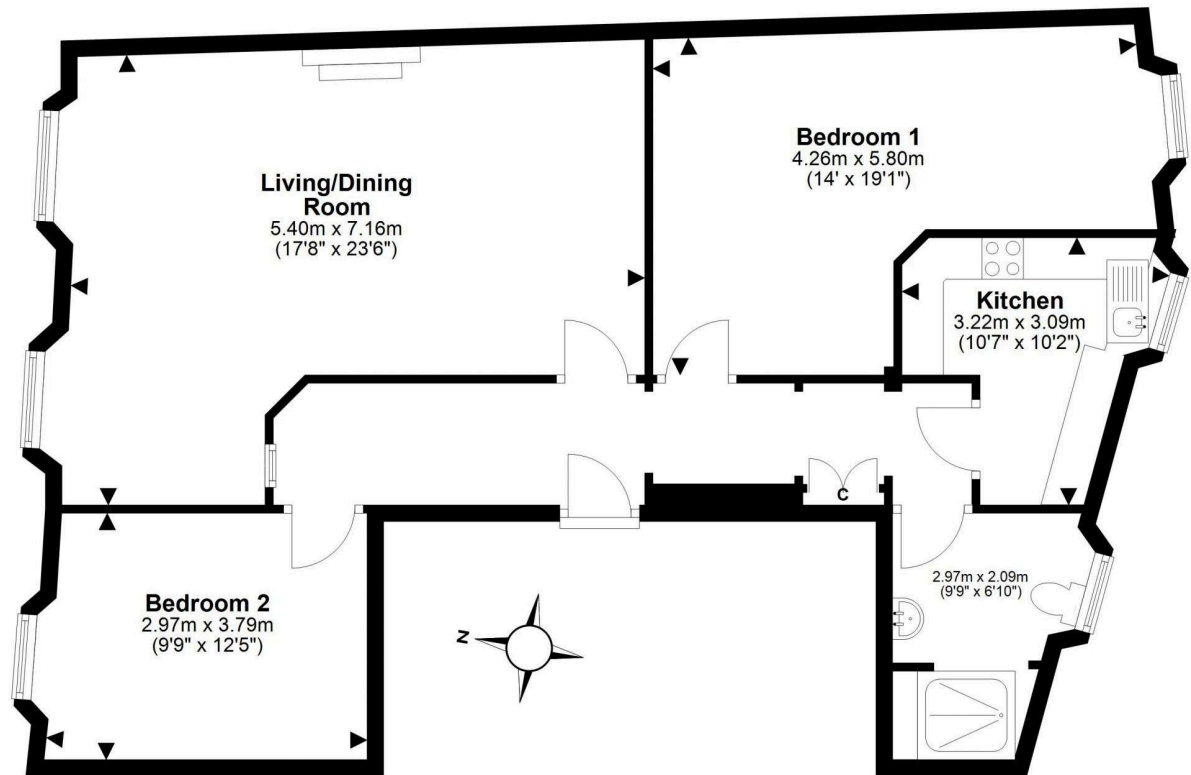
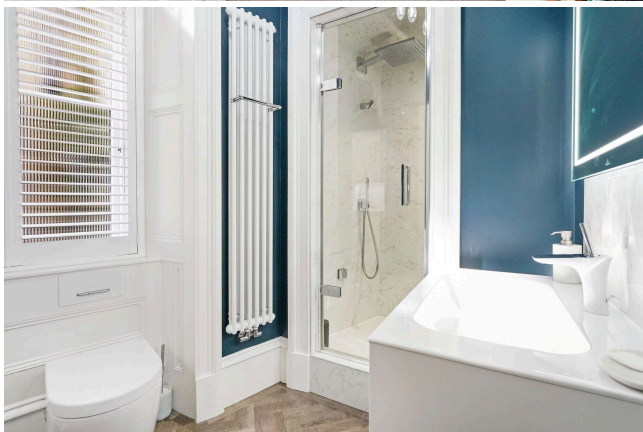
All integrated appliances will be included in the sale. Please note the chandelier and wall light in the living room are not included, and will be replaced prior to sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.