

Jardine Phillips
Solicitors • Estate Agents

WEST END

6/4 EGLINTON CRESCENT
EH12 5DH



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EPC RATING: C

OFFERS OVER £625,000

PROPERTY DESCRIPTION

- Handsome communal entrance hallway with stunning period features including original fireplace, marble columns, ornate cornicing & grand staircase leading to the second floor with cupola above U shaped internal hallway with boiler cupboard
- Bright, spacious sitting room with feature fireplace & gas coal effect fire, with doors
- Well appointed kitchen/dining room with wide range of fitted units & appliances and lots of space for dining & entertaining
- Impressive main bedroom with fitted wardrobes
- Modern ensuite shower room with walk-in shower, sink & wc
- Sizable double bedroom 2
- Bedroom 3/study – perfect as a nursery or for working from home
- Contemporary bathroom with large walk-in shower, wall hung vanity sink unit & wc
- A wealth of period features including timber sash & case windows, working shutters, fireplace & ornate cornicing
- Gas central heating from boiler (updated in 2020) & hot water storage cylinder located in the hall cupboard
- Access to the private Eglinton & Glencairn Gardens for an annual fee, with areas for walking, sitting & relaxing, together with a children's playground
- Residents' permit parking on street
- Well maintained stair with stair cleaning and regularly checked & repaired roof



VIEWING

Sunday 2-4pm or by
appt tel 0131 4466850





SPACIOUS & ELEGANT THREE BED SECOND FLOOR APARTMENT IN PRESTIGIOUS WEST END LOCATION

This superb B listed period property in this handsome Victorian sandstone townhouse has been well maintained & presented, providing a wonderful home for buyers wishing to be in a quiet spot but close to the bustling West End & city centre. The expansive accommodation comprises an impressive sitting room with feature fireplace, leading to a well-appointed kitchen/dining room, a principal bedroom with fitted wardrobes & ensuite shower room, second double bedroom, third single room/study and contemporary shower room, with the added bonus of access to the private Eglinton & Glencairn Gardens for an annual fee. The property is walking distance to the city centre and you are close to the tram taking you to Edinburgh Park or the airport, Haymarket station with rail links across the country and numerous bus services.

AREA

The West End is a prestigious area walking distance from the city centre, offering an excellent range of supermarkets (M&S and Tesco), independent coffee shops, bars & restaurants. A more extensive range of bars & restaurants are available in the city centre. There are also a good range of amenities in the vicinity including Pure Gym at Exchange Square, the Dalry Swim Centre, Fountainpark Leisure Complex (Cineworld and Nuffield Health Centre) and Murrayfield Stadium. The Roseburn path, Union Canal and Dean Village are all easily accessible - ideal for walkers or cyclists. Stockbridge is only a short stroll away with its village atmosphere and wide range of independent shops, cafes, bars & restaurants. The property has excellent transport links including Haymarket train station, the tram and numerous bus services into & out of town. There are also easy links to the motorway network.

GARDEN

Access to the private Eglinton & Glencairn Gardens for an annual fee, with areas for walking, sitting & relaxing, together with a children's playground.

PARKING

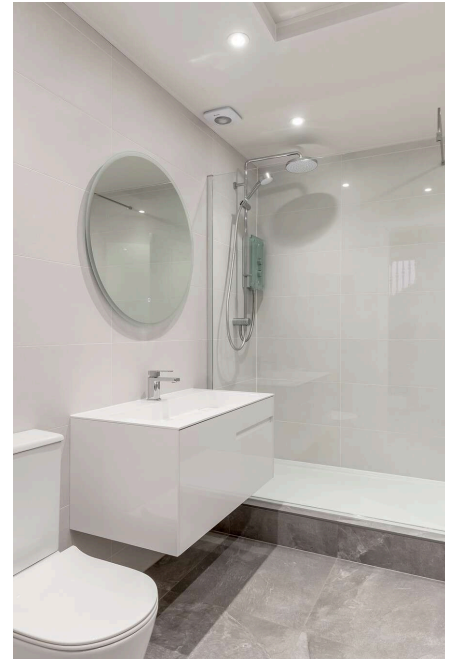
Residents' permit parking on street.

EXTRAS

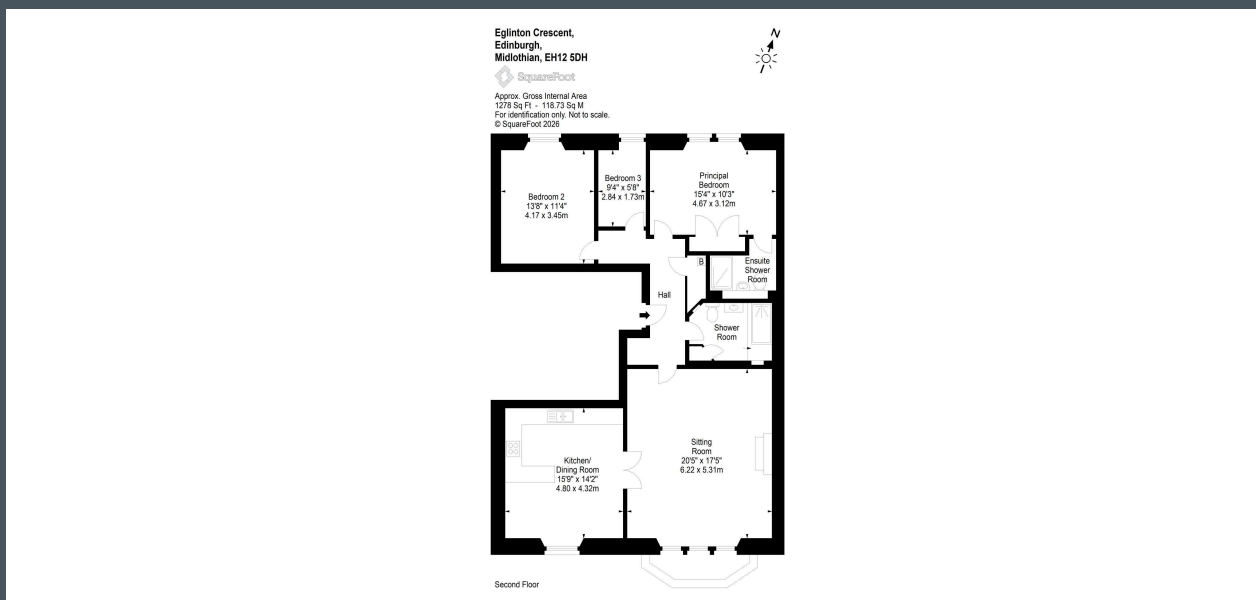
The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£625,000



Sitting room	20'5 x 17'5 (6.22 x 5.31m)
Kitchen/dining room	15'9 x 14'2 (4.80 x 4.32m)
Bedroom 1	15'4 x 10'3 (4.67 x 3.12m)
Bedroom 2	13'8 x 11'4 (4.17 x 3.45m)
Bedroom 3	9'4 x 5'8 (2.84 x 1.73m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.