



RANDOLPH CRESCENT

Edinburgh, EH3



A BEAUTIFULLY RENOVATED FOUR-BEDROOM MAIN DOOR RESIDENCE WITH PRIVATE GARDEN AND PANORAMIC VIEWS ACROSS THE DEAN VALLEY, SITUATED ON ONE OF EDINBURGH’S MOST PRESTIGIOUS NEW TOWN CRESCENTS.

		
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Local Authority: The City of Edinburgh Council
Council Tax band: H
Tenure: Freehold

Offers Over: £1,700,000

DESCRIPTION

Occupying an enviable position on one of Edinburgh’s most distinguished Georgian crescents, this exceptional main door residence offers a rare combination of architectural grandeur, contemporary luxury and private outdoor space within the heart of the city’s UNESCO World Heritage Site.

Beautifully renovated and comprehensively reimagined by the renowned developers Square & Crescent, the property has been finished to an exacting standard throughout, creating a remarkable home that effortlessly combines the elegance of its Georgian origins with the demands of modern family living.

Enjoying an elevated setting above the Dean Valley, the property benefits from a wonderful sense of privacy and far-reaching leafy outlooks, with many of the principal rooms taking full advantage of the spectacular views. Arranged over the garden and lower ground floors and accessed via its own private main door, the accommodation offers the scale and feel of a townhouse while retaining all the convenience of New Town living.

The heart of the home is formed by an impressive open-plan family room and kitchen, thoughtfully designed for both everyday life and entertaining. The beautifully appointed kitchen flows seamlessly into the reception spaces, while large windows and glazed doors flood the interior with natural light and provide direct access to the garden. A formal sitting room, separate dining room and family room offer elegant additional living and entertaining spaces, creating a highly versatile layout.

The principal bedroom suite is a particular highlight, occupying a substantial footprint and enjoying delightful views across the Dean Valley. Complete with a dressing room, luxurious en suite bathroom and a charming seating area set within the bay window, it provides a peaceful retreat rarely found in such a central location. Three further double bedrooms, an additional en suite shower room, family bathroom, study, utility room and guest WC complete the accommodation.







Externally, the property is equally impressive. The beautifully landscaped private garden and terrace provide an idyllic setting for outdoor dining and relaxation, with the dramatic backdrop of the Dean Valley creating an atmosphere more akin to a country house than a city residence. To the front, the property benefits from three useful dry-lined cellars, while ample residents' permit parking is available. Owners also enjoy direct access to Bank Gardens along with access to Moray Place Gardens, Ainslie Place Gardens and Randolph Crescent Gardens.

Randolph Crescent is rightly considered one of the capital's most sought-after addresses, perfectly positioned between the New Town, West End and Stockbridge. Residents enjoy immediate access to some of Edinburgh's finest restaurants, boutiques, galleries and cultural attractions, together with excellent transport connections.





Rarely does a property combine such scale, specification, outdoor space and setting in one of Edinburgh’s most desirable locations. This is an exceptional turnkey home of outstanding quality, offering a unique opportunity to acquire one of the finest main door residences within Edinburgh’s historic New Town.

LOCATION

Randolph Crescent enjoys an enviable location in the heart of the city’s Georgian New Town, one of Edinburgh’s most desirable residential areas and a UNESCO World Heritage site.

The property is situated within a short walk of the retail and commercial city centre in Princes Street, George Street and Lothian Road, and also has easy access to Waverley and Haymarket Stations. There is a wide variety of amenities including bars, shops, boutiques, restaurants, Drumsheugh Private Swimming Baths, the Edinburgh Sports Club, Dean Tennis Club and the Modern and Dean Art Galleries.

Edinburgh International Airport is easily accessible as is the city bypass, the M8, M9 and M90 motorways. The property is also convenient for a number of excellent schools on the north side of the city in both the state and private sector.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

Adamo Antonacci
0131 222 9600
adamo.antonacci@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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