



2 (GF) Belgrave Crescent, Edinburgh, EH4 3AQ

Charming two-bedroom ground floor flat within walking distance to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

2 (GF) Belgrave Crescent is a charming two-bedroom ground floor flat forming part of a converted traditional townhouse superbly situated within walking distance to the city centre, excellent schools, amenities and public transport links.

Shared entrance vestibule and hall; bright and spacious box bay windowed living room / dining room with coal effect gas fireplace and ornate cornicing; fitted kitchen with wall & base units and integrated appliances; two double bedrooms, one with built-in wardrobes and both quietly situated to the rear; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Sash and case windows. Residents permit and pay & display on street parking. Access to the private Belgrave Crescent Gardens for small annual fee.

LOCATION

Belgrave Crescent is situated in the heart of the popular West End, Belford and Dean area, with famous historical and cultural attractions, main commercial thoroughfares

including Princes Street, George Street, and the financial district all within walking distance of the property. Local shops cater for everyday needs with Craighleith Retail Park a short car/bus journey away with a Sainsbury's supermarket, Boots, and M&S Food Hall, and a Waitrose supermarket at Comely Bank. A short walk leads to vibrant Stockbridge which has a village atmosphere and an excellent range of boutique shops, restaurants, bars, and bistros. There is easy access to the Water of Leith Walkway and cycle path, Gallery of Modern Art, and the Dean Gallery, Royal Botanic Gardens, Inverleith Park, Drumsheugh and Glenogle Swim Baths, Belford Sports Club, Edinburgh Sports Club and Dean Tennis Club. Regular buses and trams run to and from the city centre and surrounding areas, with the City Bypass, Forth Road Bridge/Queensferry Crossing and main motorway networks within easy reach. Catchment schools include Flora Stevenson Primary, St Mary's RC primary, Broughton High School and St Thomas of Aquin's RC High school, along with excellent private schools including Fettes College, The Edinburgh Academy, St George's School for Girls, and Stewarts Melville College.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

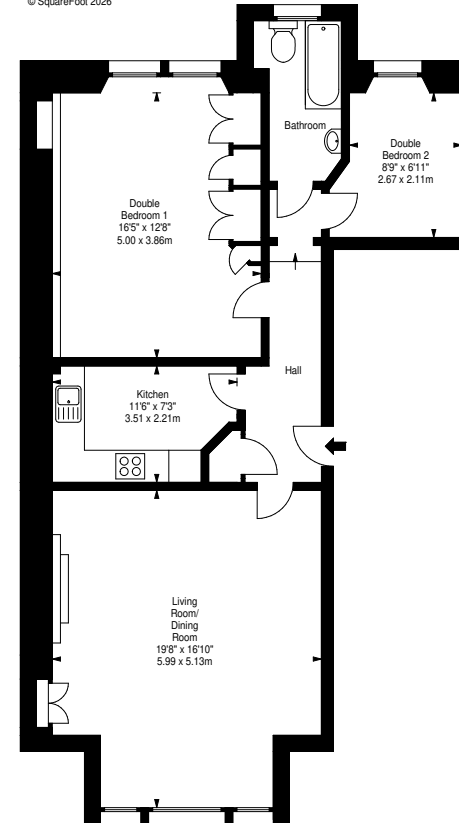
The property has a Council Tax Band **H**

The property has an Energy Rating Category **D**
Tenure Freehold

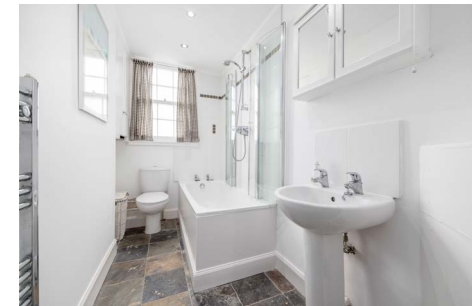
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Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.