



11/6 Randolph Crescent,
NEW TOWN | EDINBURGH | EH3 7TT


warners
solicitors & estate agents



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Luxuriously presented one-bedroom top-floor flat boasting fantastic views and ideally located on the prestigious Randolph Crescent in Edinburgh's sought after West End. Surrounded by fashionable cafes, restaurants and bars, this immaculate apartment is perfect for a city centre base. A beautifully presented and maintained common hallway and staircase leads you to the property where a hallway with a large utility storage cupboard welcomes you. including a spacious living room with impressive views over the private gardens and Edinburgh castle. The dual paned living/dining/kitchen is an impressive setting for both relaxing and entertaining. The modern breakfasting kitchen is fitted base and wall units, contrasting worktops, and a range of appliances. The principal bedroom is a generous double and boasts fitted wardrobes and incredible cityscape views. Completing the accommodation is a fabulous contemporary shower room with vanity sink unit and dual headed waterfall shower. Additional features include double glazing, panel controlled electric heating, fantastic storage options including a generous attic space with standing room, and all furnishings are available by private negotiation. Externally, further benefits are on-street permit parking and access (by annual subscription) to the beautifully kept private Moray Feu gardens, including Randolph Crescent, Moray Place, Ainslie Place and the Bank Gardens. Dean Village and the Water of Leith walkway are just moments away, with excellent transport links via nearby bus and tram routes, and Haymarket railway station, all within walking distance.

- Spectacular top floor, one bedroom apartment with city views
- Prime West End address
- Beautifully presented
- Dual paned and bright living/dining/kitchen
- Contemporary shower room with vanity drawer unit
- Fantastic storage options including Ramsay ladder access to attic with standing room
- Access to Moray Feu private gardens (by annual subscription)
- Residents' permit parking
- Excellent transport links

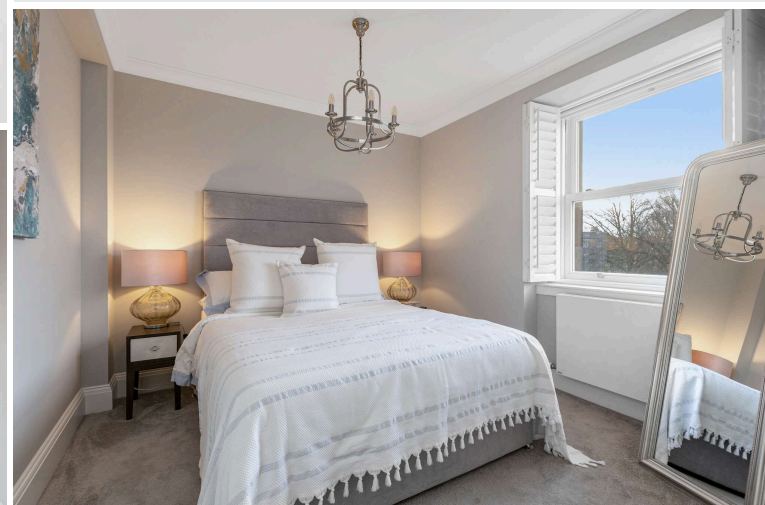
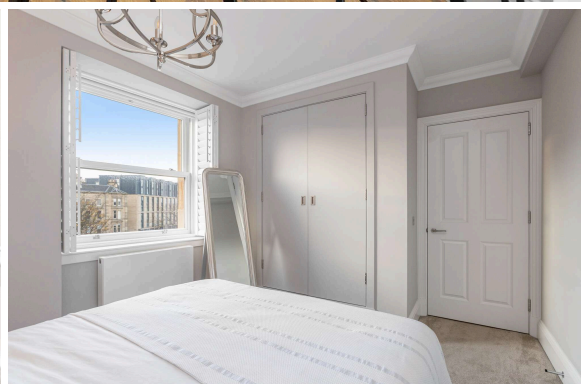
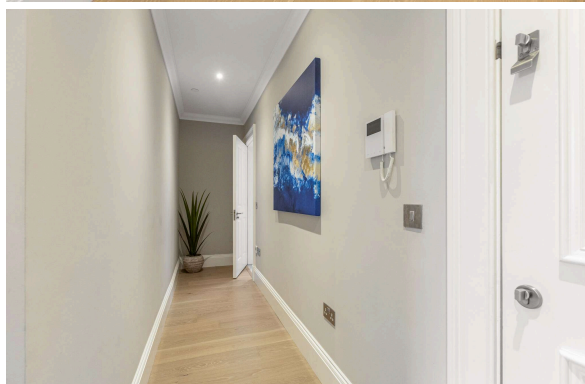
Council Tax E. Energy Rating C. Factor with Redpath Bruce, 152 West Regent street, Glasgow, G2 2RQ. Approx. £150 per month.

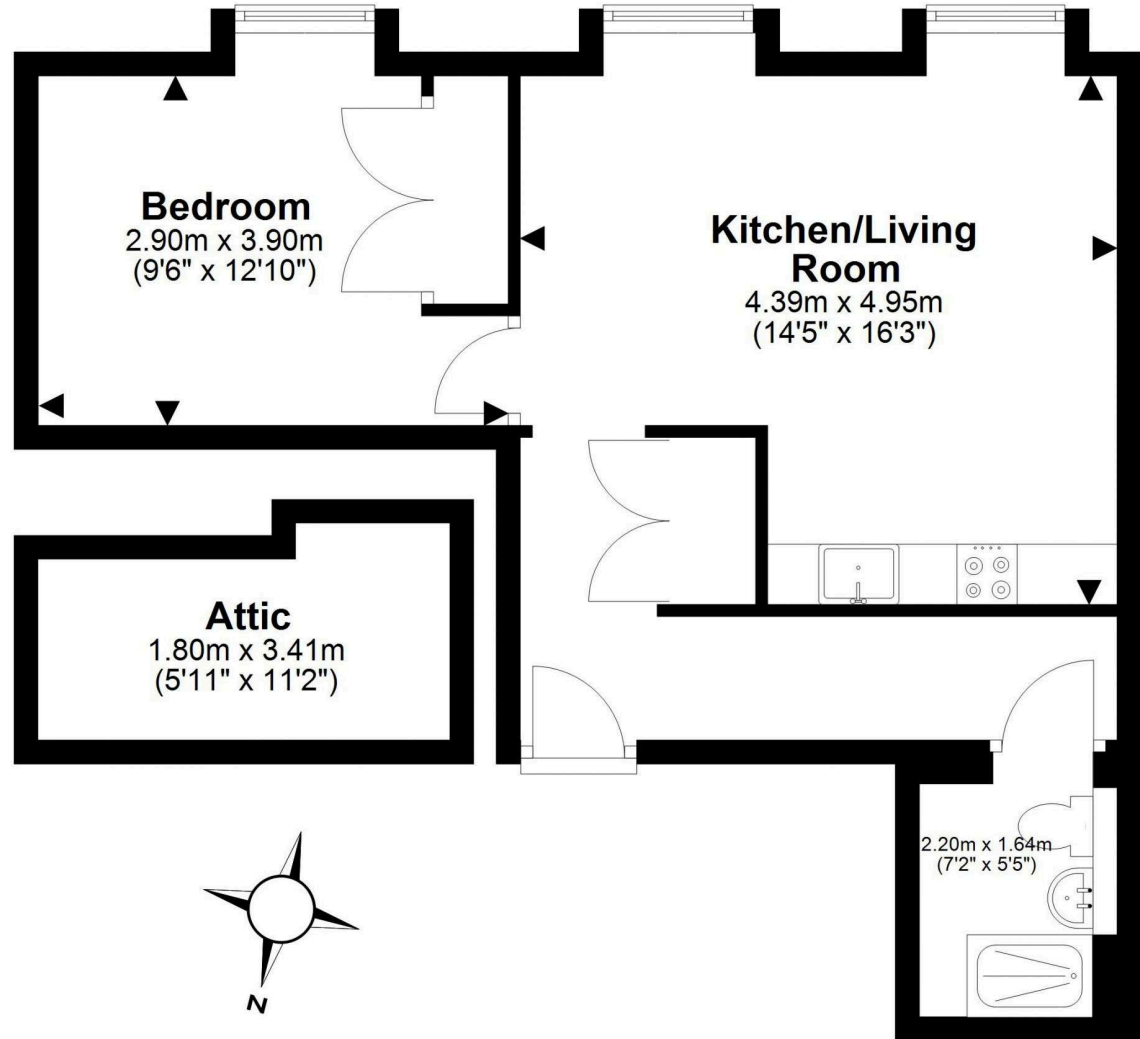
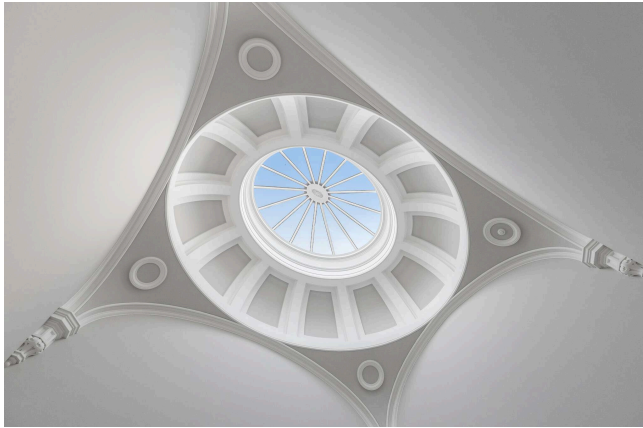
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings are included in the sale.

The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial City Centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants in the Stockbridge and Broughton areas. There are excellent local schools in both the state and private sectors. Regular bus services operate to all parts of the Capital and the Tram service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible.





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.