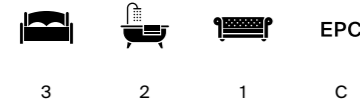




ROYAL CRESCENT

Edinburgh, EH3

WELL-PRESENTED THREE-BEDROOM APARTMENT IN A PRIME EDINBURGH LOCATION



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

Offers Over: £525,000



DESCRIPTION

Occupying the third floor of an attractive traditional tenement, this bright and spacious three-bedroom apartment blends elegant period charm with modern convenience. Boasting generous proportions, high ceilings, intricate cornicing and an abundance of natural light throughout, this is a superb apartment in a sought-after central location.

The property is accessed via a well-maintained communal stairway, with the front door opening into a wide and welcoming entrance hallway that sets the tone for the spacious accommodation beyond.

The living room provides an ideal space for relaxing and entertaining, complemented by traditional cornicing and high ceilings. The kitchen is fitted with a range of contemporary wall and base units, an integrated oven and induction hob, and offers ample space for a family dining table. A separate utility room, housing the washing machine and tumble dryer, provides excellent additional storage and practicality.





There are three generously proportioned double bedrooms, all beautifully presented and filled with natural light. The principal bedroom further benefits from a walk-in wardrobe, offering excellent storage space. Completing the accommodation are a modern family bathroom and a separate shower room, providing added convenience. The property further benefits from gas central heating.

Externally, residents enjoy access to well-maintained communal gardens to the rear, while residential parking permits are available.

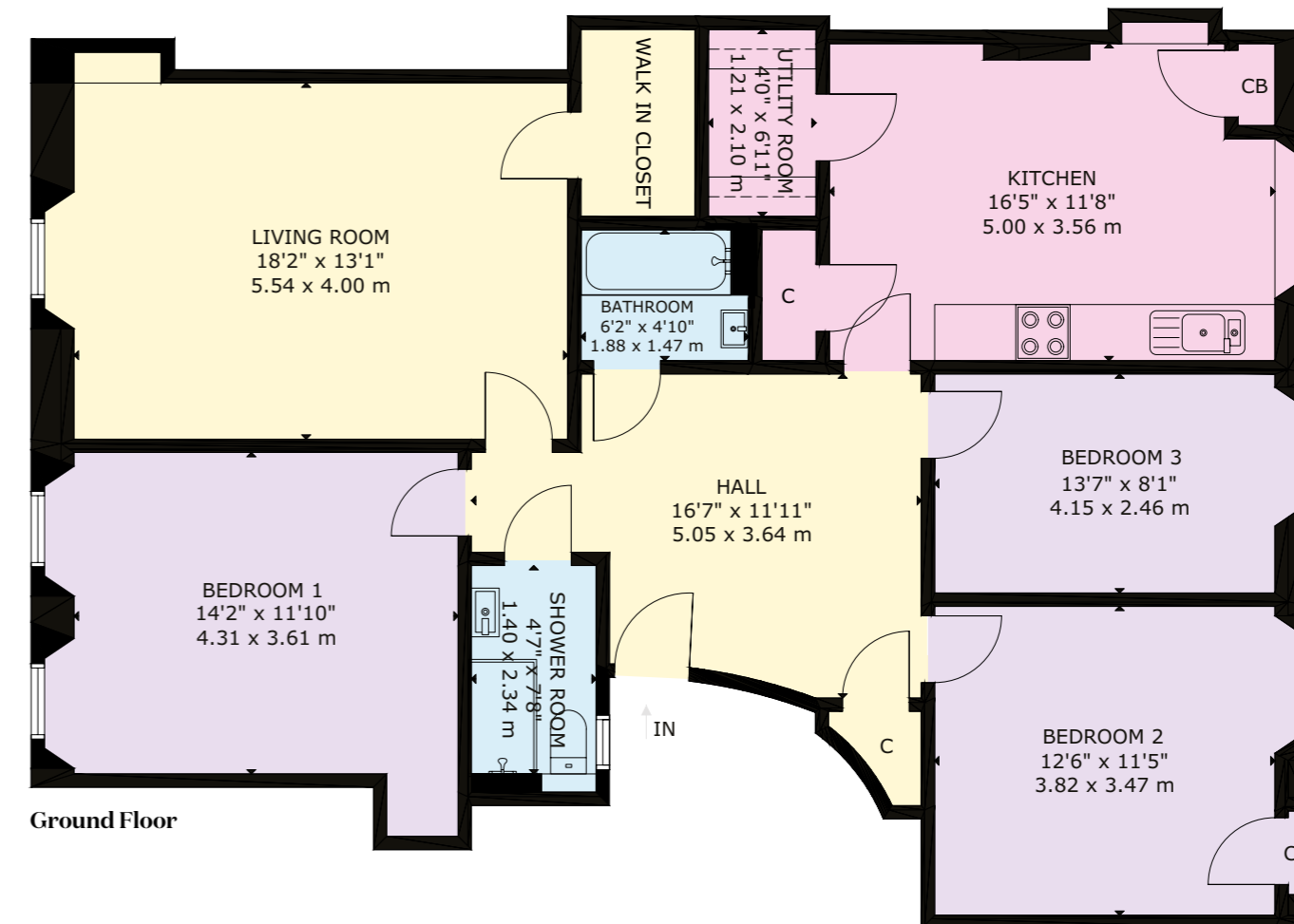
LOCATION

Located within the highly sought-after EH3 postcode, this property sits in the heart of Edinburgh's prestigious New Town/Stockbridge area, known for its elegant architecture and vibrant village feel. The area offers an excellent mix of independent boutiques, artisan cafés, restaurants and speciality food shops, alongside convenient local supermarkets and amenities.

Princes Street and the city centre are within easy walking distance, while nearby green spaces such as the Royal Botanic Garden and Water of Leith Walkway provide a perfect balance of city living and outdoor leisure.



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



Approximate Gross Internal Area
1,251 Sq Ft / 116 Sq M

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.

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