

5A RANDOLPH CRESCENT

West End, Edinburgh, EH3 7TH



CONTENTS

04 Floorplan

09 The property

A substantial three-bedroom (plus study) basement apartment with a prestigious location in Edinburgh

10 The entrance

Discover a city home with exceptional space and style

12 Open-plan living

Expansive dimensions fronted by twin French doors which allow for a seamless indoor-outdoor connection

17 A modern kitchen

A sophisticated kitchen complements the open-plan style

20 The bedrooms

The three double bedrooms are all wonderfully large, light-filled spaces

26 The bathroom

Matching the aesthetic of the en-suite, the family bathroom enjoys neutral tones and premium tile work

28 Gardens & parking

Outside, there is a front courtyard and a private rear garden

32 West End, Edinburgh

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital





PROPERTY NAME

5A Randolph Crescent

LOCATION

West End, Edinburgh, EH3 7TH



BASEMENT

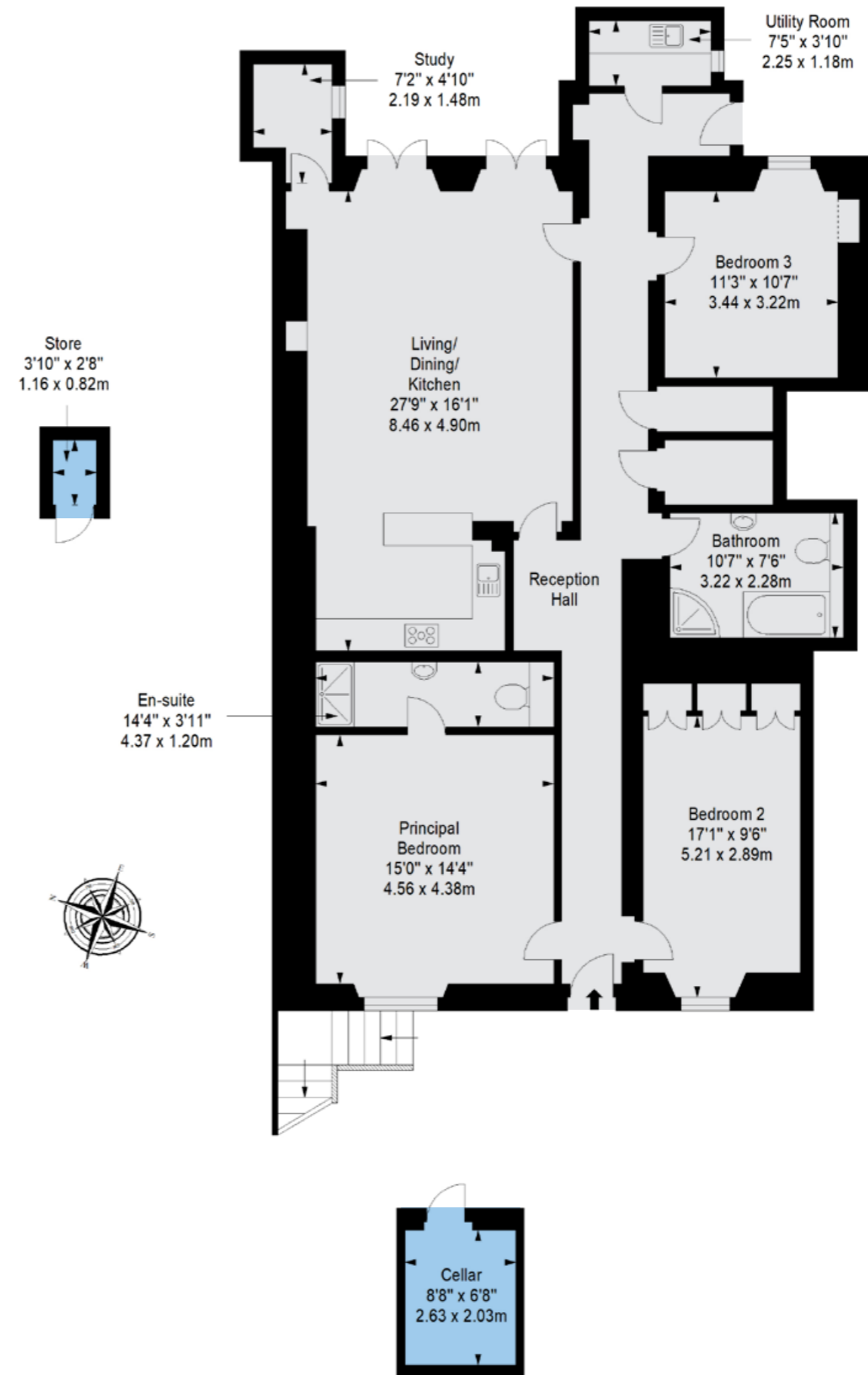


EXTERNALS

APPROXIMATE TOTAL AREA:

150.3 sq. metres (1617.9 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.






5A RANDOLPH
CRESCENT



IMPRESSIVE

basement period apartment

A substantial three-bedroom (plus study) basement apartment with a prestigious location in Edinburgh's massively sought-after West End, offering all the charms of Georgian architecture with sumptuous modern styling and high-end finishings.

GENERAL FEATURES

An impressive basement period apartment
Part of a significant A-listed Georgian crescent
In the New Town conservation area/West End
Large, light-filled rooms with modern styling
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Inviting reception hall with two walk-in cupboards
Stylish open-plan kitchen/living/dining room
Modern kitchen design with granite worksurfaces
Discreetly located utility room for quiet laundry
Three bright and spacious double bedrooms
Versatile study for home working or creative use
Contemporary three-piece en-suite shower room
Modern family bathroom with a four-piece suite

EXTERIOR FEATURES

Front courtyard with a fully-lined, private cellar
Private rear garden with mature planting area
Access to the exclusive Moray Feu Gardens
Within a controlled permit parking area (Zone 1A)

DISCOVER

a city home with exceptional space and style

Welcome to this impressive basement apartment which forms an integral part of Edinburgh's iconic New Town conservation area and World Heritage Site. Set within an A-listed Georgian crescent (1822) designed by the prominent Scottish architect James Gillespie Graham, the property sits in one of the most distinguished examples of urban planning in Britain. The 26-bay classical terrace, defined by its sweeping ashlar sandstone façade, provides a striking architectural backdrop for a city home that combines the generosity of traditional architecture with high-end modern appeal. It features stylish open-plan living, three large double bedrooms, and a study, as well as a modern kitchen, en-suite, and four-piece bathroom. Add ample storage, a private rear garden, and access to the exclusive Moray Feu Gardens and you have a standout city residence in an exclusive and highly convenient setting.

Reached via a flight of steps, the home's front door opens with a strong first impression into a reception hall, where understated neutral décor and an engineered wood floor instantly establish the style of the interiors. Two walk-in cupboards add practicality to the inviting entrance.



EXPANSIVE OPEN-PLAN LIVING

designed to impress

The open-plan kitchen, living and dining room continues the styling of the hall, which adds to the airy ambience and elegant nature of the space. It has expansive dimensions fronted by twin French doors which allow for a seamless indoor-outdoor connection and a flood of daily sunlight. A wall-set (remote-controlled) gas fireplace adds the finishing touch. Just off here, there is a versatile study for home working or creative use, such as a child's playroom, making it perfect for a range of lifestyles.



EXPANSIVE DIMENSIONS FRONTED BY TWIN FRENCH DOORS

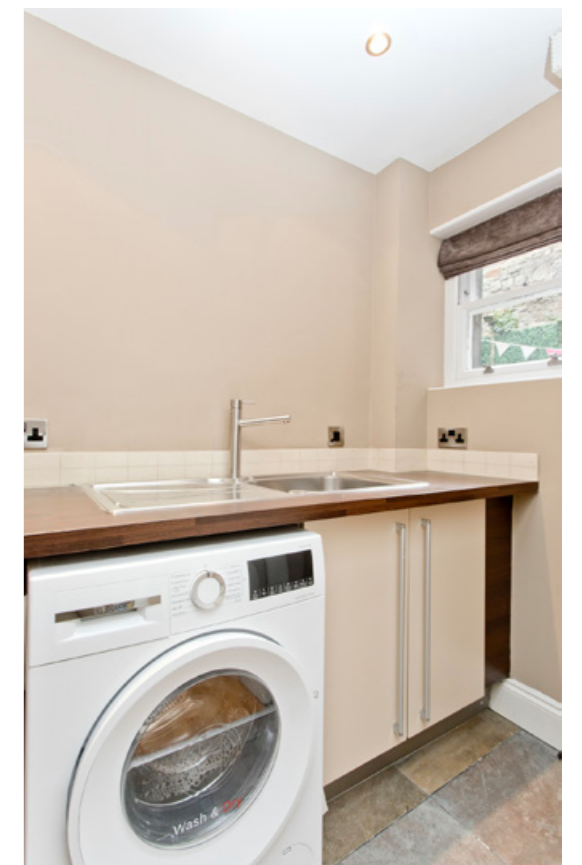




A SOPHISTICATED KITCHEN COMPLEMENTS THE OPEN-PLAN STYLE



Set to the rear of the open-plan living area in a large nook, the kitchen retains its own sense of space whilst bringing further style to the room. It features quality worktops alongside modern cabinets in wood and white tones for a mix-and-match effect. Under-unit lighting and integrated appliances complete the sophisticated look. It is supplemented by a separate utility room with a discreet location for quiet laundry.





Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (five-burner gas hob, slimline extractor, oven, microwave combi oven, and dishwasher), a fitted fridge/freezer, and a washing machine to be included in the sale, whilst furniture is available through separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

THE BEDROOMS



The principal suite

The principal bedroom has the most impressive footprint, as well as the luxury of a contemporary en-suite shower room. It also has a southwest-facing aspect, like the second bedroom which comes with generous wall-to-wall wardrobe storage.





WONDERFULLY LARGE BEDROOMS BATHED IN LIGHT

The three double bedrooms are all wonderfully large, light-filled spaces that maintain the subtle decoration while adding thick carpets for maximum comfort. The third bedroom has a shelved recess and provides homeowners with additional flexibility.



MODERN

bathroom fixtures and an elegant finish



Matching the aesthetic of the en-suite, the family bathroom enjoys neutral tones and premium tile work for an elegant finish. It has a modern four-piece suite comprised of a hidden-cistern toilet, a towel radiator, a half-pedestal washbasin, a quadrant shower cubicle, and a bath with a handheld shower.



GARDENS & PARKING

Outside, there is a front courtyard and a private rear garden. The former provides a fully-lined, private cellar for further storage and creative potential, while the latter offers an outdoor dining space and decked bay before a flight of stone steps lead up to a mature planting area. In addition, residents have access to the private Moray Feu Gardens, which include Randolph Crescent and Ainslie Place Gardens, providing unique natural getaways in the heart of the city centre – ones shared exclusively by local homeowners. Controlled permit parking (Zone 1A) is also in effect.



MORAY FEU GARDENS






5A RANDOLPH
CRESCENT



WEST END Edinburgh



The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.





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