



GLENCAIRN CRESCENT

Edinburgh, EH12



AN EXCEPTIONAL GROUND AND GARDEN APARTMENT WITH ELEGANT ENTERTAINING SPACE AND A PRIVATE SOUTH-FACING GARDEN

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

Offers Over: £1,200,000



DESCRIPTION

Glencairn Crescent is an outstanding four-bedroom garden apartment offering beautifully balanced accommodation, exceptional entertaining space, and a large private south-facing garden. The property has been extensively upgraded and is presented in immaculate condition throughout, with a refined interior and excellent attention to detail.

The property is accessed either via an elegant communal entrance at ground floor level or through a private lower ground floor entrance. The layout has been carefully considered to create a natural flow between reception and bedroom accommodation.

The principal reception room lies to the front, featuring a wide bay window, working shutters, ornate cornicing and a handsome fireplace. To the rear, a superb kitchen/dining room has been created by combining two rooms, forming an impressive open-plan space ideal for modern living and entertaining. The kitchen is well-appointed with a contemporary finish and central island, with direct access to the garden via striking glass steps.





The principal bedroom is quietly situated to the rear, overlooking the garden, with fitted wardrobes and an en suite shower room. A second double bedroom also benefits from an en suite shower room, with two further double bedrooms served by a family bathroom.

A separate laundry room and useful loft storage accessed from the hallway provide additional practicality. All bathrooms benefit from underfloor heating. To the front, there is access to a patio area and two dry-lined cellars, one of which is configured as a utility space.

Externally, the south-facing walled garden has been thoughtfully landscaped, with a terrace for outdoor dining and a well-maintained lawn framed by established planting. There is also a garden shed. In addition, the property has access to the residents' communal gardens within the crescent, available for a modest annual fee.

This is a rare opportunity to acquire a highly specified and generously proportioned garden apartment in an established and sought-after crescent.

LOCATION

Glencairn Crescent is an elegant Victorian crescent located in the heart of Edinburgh's highly desirable West End, widely regarded as one of the city's most prestigious addresses. Forming part of a graceful double crescent alongside Eglinton Crescent, it is centred around beautifully maintained private gardens, offering a rare sense of tranquillity in the midst of the city.

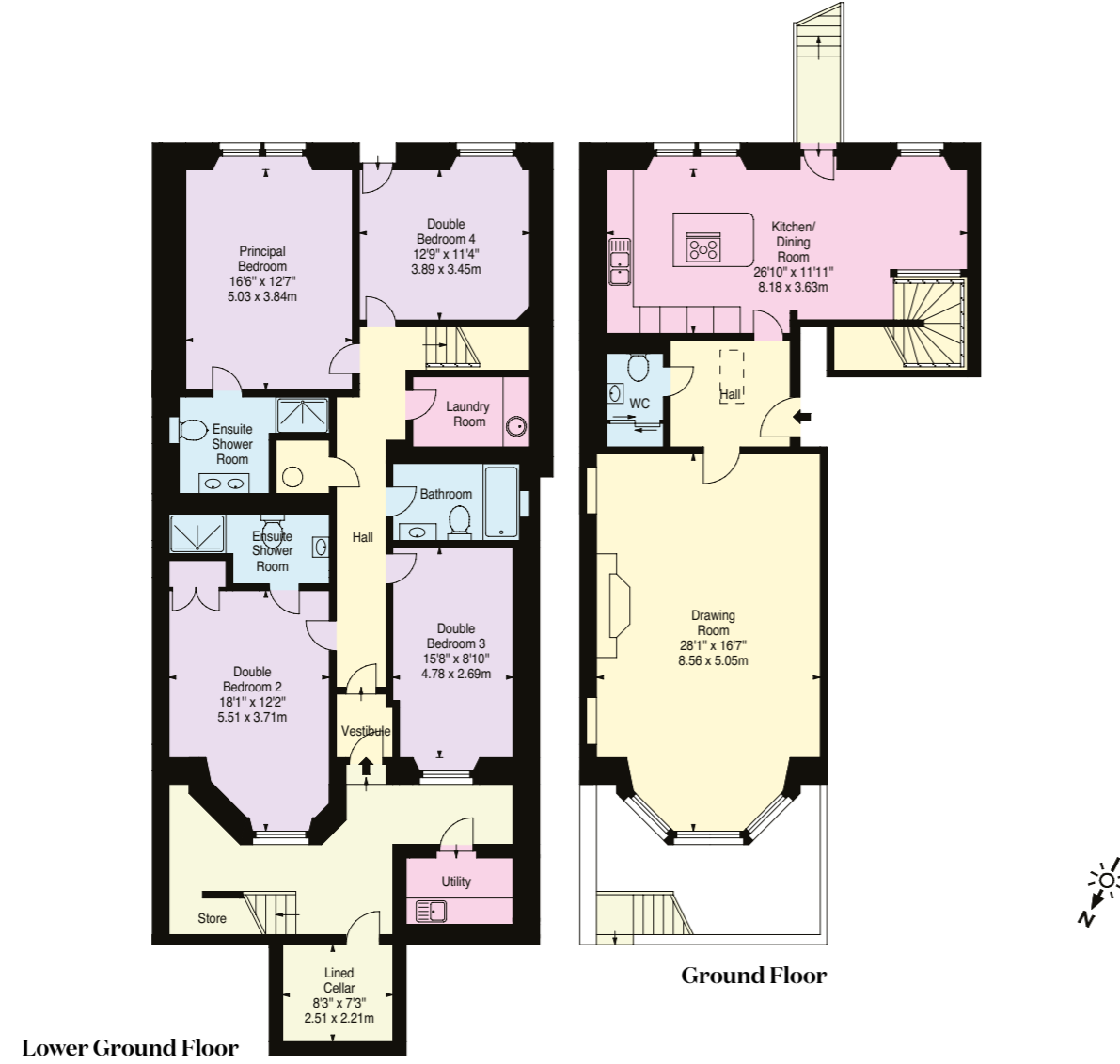
The gardens are accessible to residents, with entry rights included with the property and subject to an annual maintenance fee. They are opened to the public only once a year as part of the Scottish Garden Scheme. Throughout the year, the gardens host a variety of residents' events, fostering a strong sense of community and a charming village atmosphere.

The location combines peaceful surroundings with exceptional convenience. Edinburgh's city centre is within easy reach, while Haymarket Station is just a short walk away, providing excellent rail and tram connections, including direct links to Edinburgh Airport.

The immediate area around Haymarket offers a wide range of everyday amenities, while the West End is renowned for its boutique shops, artisan cafés, and an excellent selection of restaurants and bars. The vibrant neighbourhood of Stockbridge, known for its independent retailers, cafés, and lively dining scene, is also within walking distance. For access to green space, the picturesque Water of Leith Walkway and the historic Dean Village are both close by.



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



Approximate Gross Internal Area = 2120 Sq Ft - 196.95 Sq M
 Lined Cellar & Stores: 121 Sq Ft - 11.24 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.

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I would be delighted
to tell you more.

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