

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

FLAT 3, 19 GROSVENOR CRESCENT

WEST END, EDINBURGH
EH12 5EL



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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

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Property Summary

This one-bedroom second-floor flat offers bright and spacious interiors with neutral decoration throughout. It forms part of a stunning B-listed Victorian crescent by the renowned Scottish architect John Chesser, enjoying an enviable location in Edinburgh's prestigious West End and World Heritage Site. The home further boasts a sociable open-plan reception area and modern kitchen with luxury worktops, a utility room and walk-in store, and a quality bathroom. Homeowners also enjoy a beautiful communal garden, as well as access to the private Grosvenor and Lansdowne Crescent Garden (opposite the flat), which is shared exclusively by local residents. Given the flat's central location moments from Haymarket train station and the tramline, the property also ensures easy access to all the city centre offers.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and fridge/freezer), a dishwasher, a washing machine, and a tumble dryer to be included in the sale.

Features

- A move-in ready second-floor flat in the West End
- Set within a B-listed Victorian terrace
- Part of the New Town conservation area
- Shared foyer and stairwell with original features
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Separate utility room and adjacent store
- One double bedroom that is bright and airy
- Bathroom with a three-piece suite
- Large, carefully maintained communal garden
- Access to Grosvenor and Lansdowne Crescent Garden
- Controlled permit parking (Zone 1)
- Sash windows with working wooden shutters
- Gas central heating system
- Home Report Value - £350,000





*A sociable open-plan
reception area and modern kitchen
with luxury worktops*

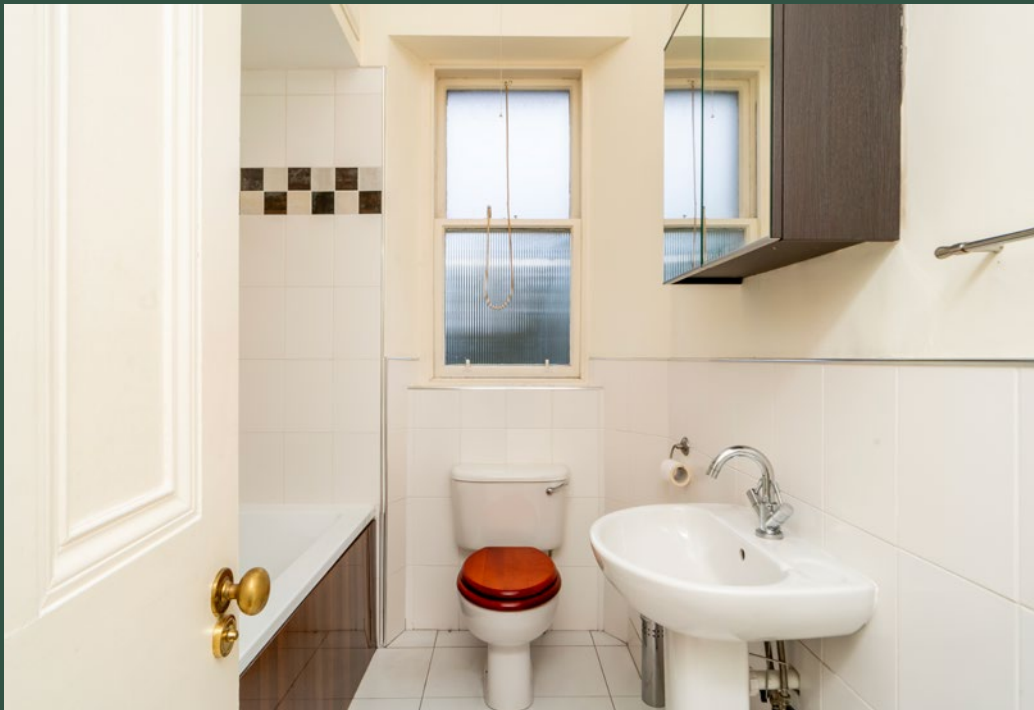




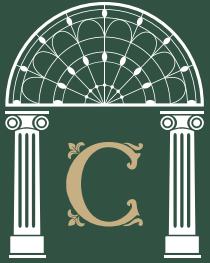


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*One double bedroom that
is bright and airy, and a bathroom
with a three-piece suite*







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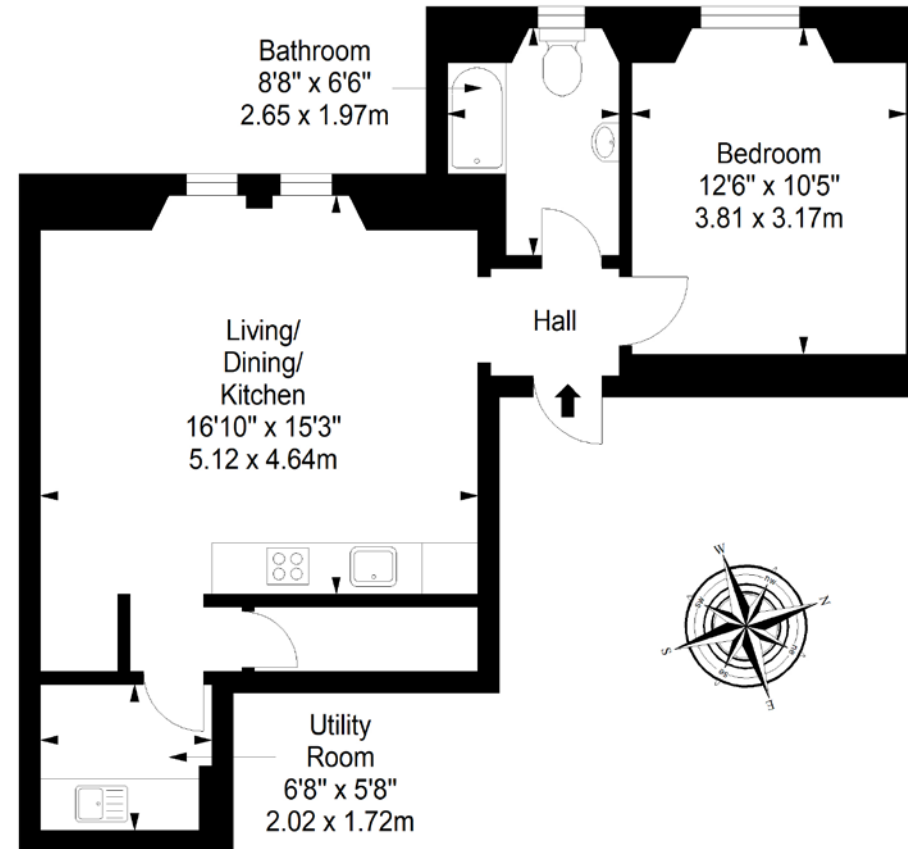


DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Second Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 50.3 sq. metres (541.4 sq. feet)