

11B CLARENDON CRESCENT

EDINBURGH





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An exceptional fully renovated 3 bedroom garden apartment in the West End of Edinburgh.

ACCOMMODATION

Courtyard, Hall, Two bedrooms, Family bathroom, Principal bedroom with en suite shower room, Kitchen/living room, garden room

DESCRIPTION

An outstanding opportunity to acquire a fully renovated garden apartment in the prestigious West End of Edinburgh. Situated on Clarendon Crescent, this exceptional residence has been meticulously reimagined within the grand shell of a Georgian townhouse, offering the perfect balance of heritage architecture and innovative contemporary design.

This exclusive lower ground floor apartment has undergone a complete transformation, to create a refined living environment. The spacious interior has been thoughtfully configured to enhance both comfort and functionality, complemented by the high-end finishes.

At the heart of the home is a generously proportioned open-plan living, dining, and kitchen area, designed for both everyday living and entertaining. The sleek, modern kitchen is fitted with premium appliances and ample storage. Off this open plan space is a contemporary garden room extension that was added as part of the renovation with french doors leading directly to the patio area.

The principal bedroom is an elegant and practical with plenty of storage and completed with a luxurious ensuite shower room. There are two further well-appointed double bedrooms, offering flexibility, whether for family, guests, or use as a home office. A beautifully finished main bathroom serves these bedrooms and guests.

Externally, the apartment offers direct access to a substantial private garden and patio area. There is also a front private front courtyard with 3 dry lined cellars.

This is a rare opportunity to own an exceptional garden flat in one of Edinburgh's most sought-after addresses. With its impeccable blend of Georgian character and modern luxury, Clarendon Crescent sets a new benchmark for refined city living, just moments from the vibrant amenities of the city centre and the tranquillity of its private garden.







LOCATION

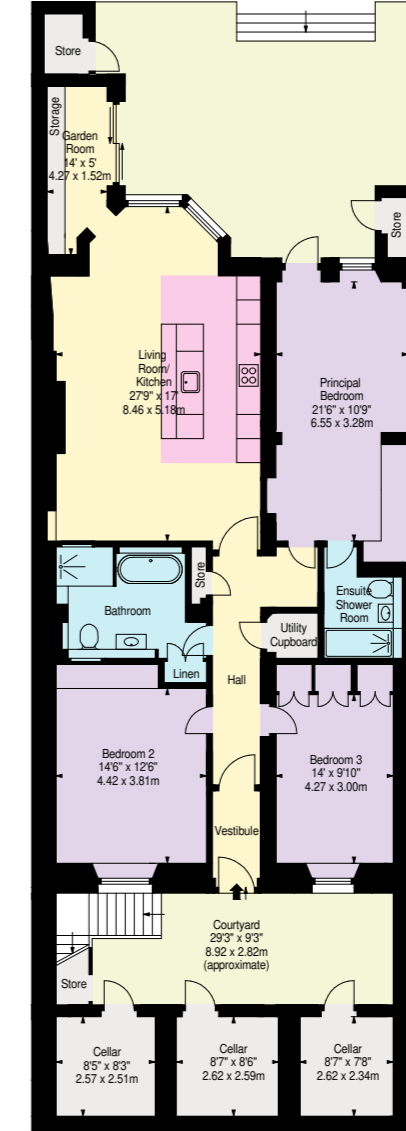
Situated in the prestigious West End of Edinburgh, Clarendon Crescent enjoys an enviable location known for its elegant Georgian architecture and proximity to the city's finest amenities. Just a short walk from the vibrant retail and dining offerings of George Street and Princes Street and a short walk down into Stockbridge residents can enjoy boutique shopping, renowned restaurants, and cultural landmarks such as the Scottish National Gallery and Edinburgh Castle.

The property also benefits from excellent transport links, with Haymarket Station nearby offering direct rail services, and easy access to the city's efficient tram and bus networks. The nearby Water of Leith and Dean Village provide picturesque walking routes, while the financial district and major employers are conveniently close, making this an ideal location for both professionals and families.



Approximate Gross Internal Floor Area

Total Area = 143.25 sq m / 1,542 sq ft



Lower Ground Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the invent. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated October 2024.

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