



Magdala Crescent, Edinburgh EH12



A beautiful family home in The West End with a large garage and garden

This is a magnificent main door property that has been sympathetically renovated by the current owners. The result is a home perfectly set up for modern day family life, while maintaining the original period features and character.

The property is entered through the main door into a welcoming and spacious front hall which leads to the ground floor accommodation. This consists of a large front sitting room which is flooded with natural light from the bay window. The rear of the property has been recently altered and offers phenomenal open plan kitchen, dining and living space. Ideally designed for both casual and more formal entertaining, this large room is the hub of the home. From here there are French doors leading directly to the garden. A useful utility and shower room has also been incorporated on the ground floor level.

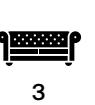
Upstairs the principal bedroom is impressively proportioned with a newly refurbished en suite shower room and a dressing room. There are four further double bedrooms and an immaculate family bathroom, allowing for plenty of accommodation for family and guests.



5



3



3



2



1

EPC
D

Tenure

Freehold

Local Authority

Edinburgh City Council

Council Tax

Band G





Outside, the beautifully landscaped garden features a patio area with inbuilt seating. The walled and secluded garden provides privacy. The garden lawn leads directly to the large garage which is accessed by car from Magdala Mews and has space for two cars. Due to the shape of the garage, there is potential for part of it to be converted to an office or gym while still leaving generous space for a large car. Alternatively, the space could provide fantastic storage. The garage would be the perfect place to install an electric charging point. In addition, residents of the street are entitled to apply for a key to the private gardens of Magdala Crescent.

Key features

- Main door entrance
- Period features including shutters, fireplaces, panelling and intricate cornices
- Garage
- Private garden
- Recently renovated kitchen and bathrooms
- Impressive proportions

Location

Magdala Crescent in the heart of the West End within walking distance of the main commercial and retail areas such as Princes Street and George Street. The West End is host to many of the city's fashionable boutiques, bars and restaurants and cosmopolitan Stockbridge is also nearby, which is easily accessible via the Water of Leith walkway. Magdala Crescent is well situated for the local recreational facilities of the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club and the Modern and Dean Art Galleries. The property is also conveniently placed to access to many of Edinburgh's excellent state and private schools. St. George's School for Girls, Stewart Melville College, Fettes College and the Edinburgh Academy are all within a short distance.

The recently renovated Haymarket train station and access to the new tram network are both within walking distance, the latter providing an efficient service to Edinburgh Airport.





Financial Guarantee/Anti Money Laundering

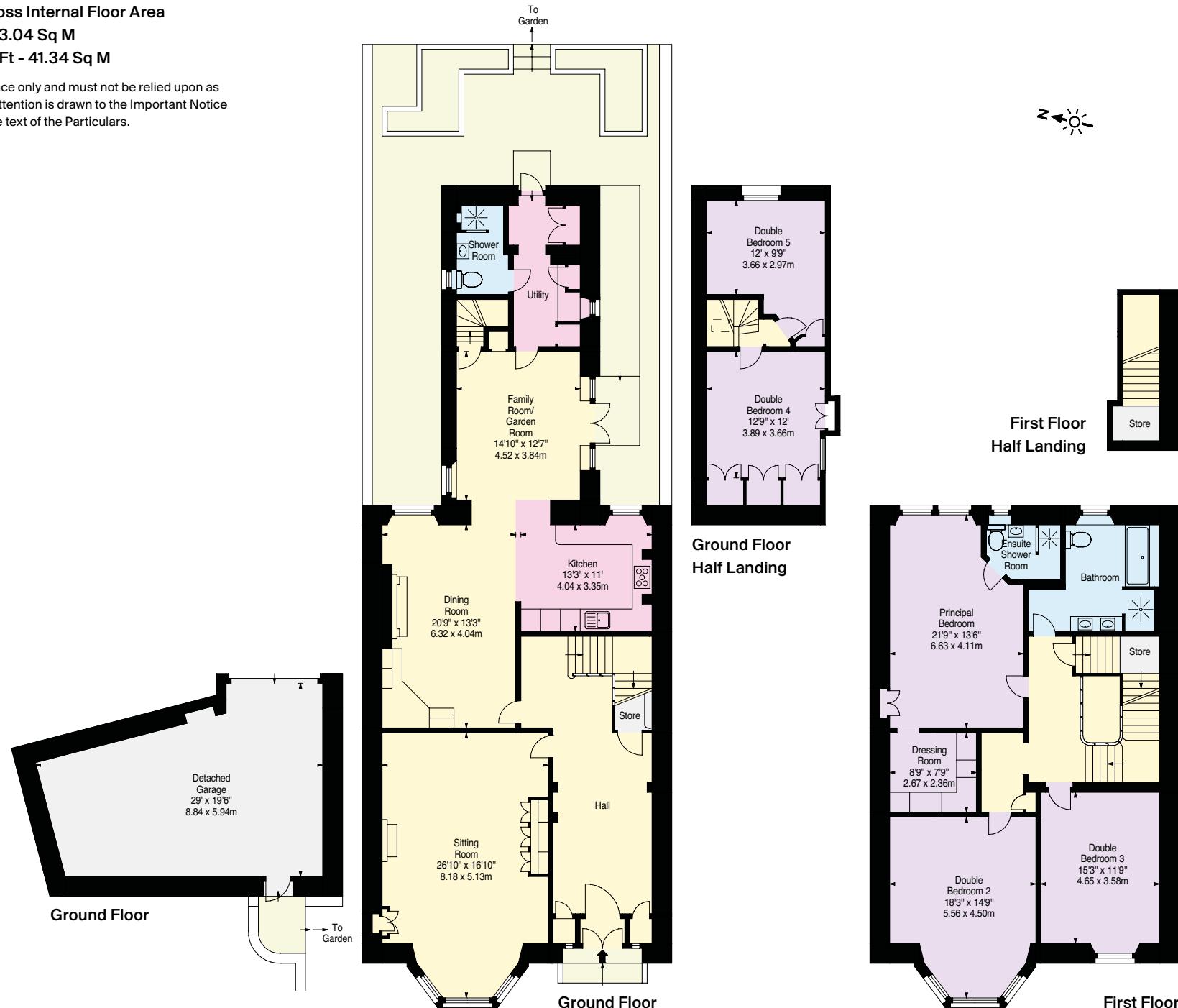
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation 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.

Approximate Gross Internal Floor Area

3,262 Sq Ft - 303.04 Sq M

Garage: 445 Sq Ft - 41.34 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

knightfrank.co.uk

I would be delighted to tell you more

Edward Douglas-Home

0131 222 9600

edward.douglas-home@knightfrank.com

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.

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/legal/privacy-statement>.

Particulars dated June 2022. Photographs dated December 2021 and June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





Your partners in property for 125 years

