



Grosvenor Crescent, West End, EH12



Superb, light filled and spacious ground and garden apartment with private garden.

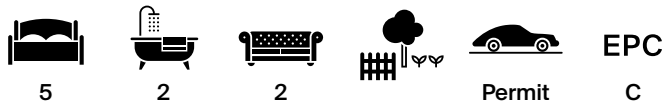
Occupying the basement and ground floors of an original Victorian townhouse the property is located on a peaceful residential street in Edinburgh's West End close to many amenities as well as cultural highlights. The property is a short distance from Haymarket train station, the city's financial district and the city centre.

An open plan kitchen and dining room is located to the rear of the basement level. It is an ideal entertaining space that is flooded with natural light from the garden and an atrium skylight

The living room is upstairs and highlights the period features with intricate cornice detail and a magnificent ornate ceiling. The almost floor to ceiling windows with their wooden shutters provides the most stunning aspect of Grosvenor Crescent Gardens.

The property boasts five double bedrooms and two bathrooms. Now in need of redecoration the property offers buyers the opportunity to renovate to their taste. Edinburgh City Council has furthermore granted planning permission to create two separate flats.

A private south-facing garden is to the rear of the property and it is also possible to apply for keys to the shared Grosvenor Crescent Gardens.



Offers Over	Tenure	Local Authority	Council Tax
£875,000	Freehold	The City of Edinburgh Council	Band G



Features

- Prime location in Edinburgh's sought-after West End
- Duplex apartment occupying the basement and ground floors of an original Victorian townhouse
- West-facing garden
- Front and back patios
- Three large weatherproofed under-road cellars
- Large open plan kitchen and dining room
- Expansive living room with period features
- Principle bedroom overlooking private garden
- Four more double bedrooms - one of which, at basement level, is currently being used as a spacious family/TV room opening onto the private garden
- Two bathrooms, one of which has been recently refitted
- Edinburgh City Council has granted permission for the two floors to be separated into two flats



Location

The fine architecture of the Victorian buildings in Grosvenor Crescent are arranged elliptically with the equally beautiful Lansdowne Crescent. Residents are eligible to enjoy membership of the centrally placed private Grosvenor and Lansdowne Crescent Gardens, in all a highly sought-after address in the heart of Edinburgh's West End.





Within easy walking distance of the central shopping areas of Princes Street and George Street and the village atmosphere of the West End itself with many independent shops, coffee spots, bars and restaurants. The property is ideally positioned to take advantage of Edinburgh's world renowned International, Film and Fringe Festivals; Hogmanay celebrations; the Usher Hall, EICC, Kings, Lyceum and Traverse Theatres; numerous art galleries, museums, cinemas, restaurants and historical attractions including close proximity to the beautiful St Mary's Cathedral. The property is also within a ten-minute walk of the Murrayfield rugby stadium.

There are a number of recreational facilities close by including Drumsheugh Swimming Baths, the Edinburgh Sports Club and Dean Tennis Club whilst the green open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith walkway are also nearby. There is excellent private and state school provision in the area including Fettes College, St George's School for Girls, ESMC and The Edinburgh Academy.

The area is well served by a Sainsbury's supermarket on Shandwick Place and a large Waitrose in Comely Bank. Grosvenor Crescent boasts ample zoned parking; good proximity to the city's efficient bus and tram network and convenient access to Haymarket Station, the City Bypass, A1 and Edinburgh International Airport.



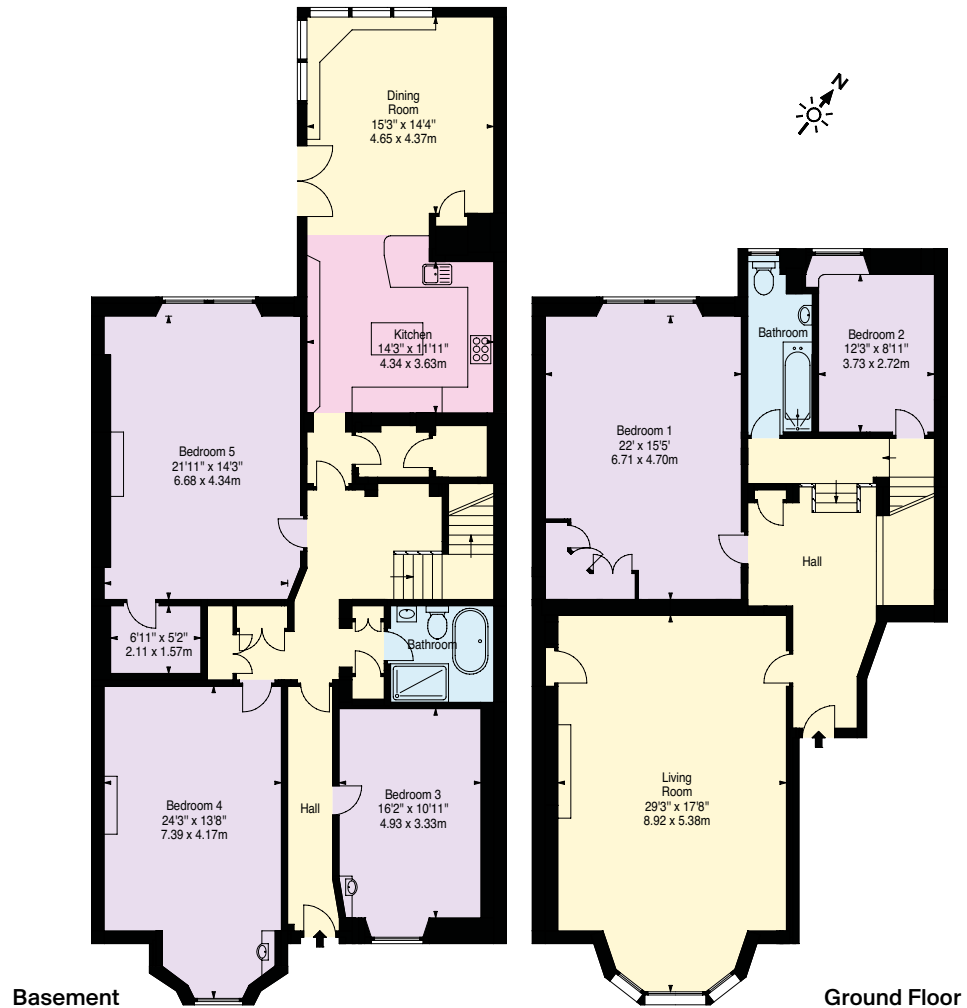
Financial Guarantee/Anti Money Laundering

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

3,096 Sq Ft - 287.62 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.



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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.

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Particulars dated July 2022. Photographs dated June 2022.

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