



Dalrymple Crescent, Edinburgh, EH9

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A charming semi detached family home in **one of Edinburgh's finest streets**, with garage and south-facing garden.



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EPC

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**Offers Over**

£1,000,000

**Tenure**

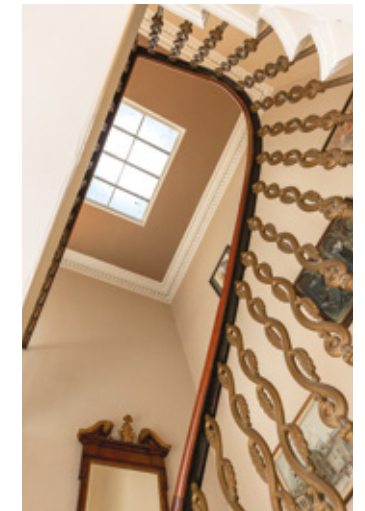
Freehold

**Local Authority**

The City of Edinburgh Council

**Council Tax**

Band G







## The property

Dalrymple Crescent is a beautiful semi detached house over three floors in The Grange. In need of modernisation, this house presents a perfect opportunity to create the perfect family home that suits modern living. Entered on the ground floor, there is a sitting room, principal bedroom with en suite, study or bedroom all accessed from a large hallway.





Upstairs the house benefits from four further bedrooms, one with fabulous bay windows, and family bathroom. On the lower ground level, there is a large kitchen/diner with access to the perfectly south-facing garden, as well as a handy utility room, WC and plenty of stores. There is also a small porch off the dining room, also leading to the garden.

To the outside, there is a charming driveway and front garden, garage and a beautifully private and quiet south-facing garden.

## Location

Dalrymple Crescent is a charming and peaceful street located in arguably the most sought after residential area on the city's south side, a short distance from the bustling city centre. The location offers easy access to the City Bypass which leads in turn to Edinburgh International Airport and many arterial roads throughout Scotland and to the south.

There are excellent local shops, bistros and bars in Marchmont, Bruntsfield and Morningside. In addition there is the King's Theatre and Dominion Cinema. Sporting facilities include a number of golf courses and there are pleasant walks in the open spaces of the nearby Meadows, Blackford Hill and Arthur's Seat.







First class schools include George Watsons, George Heriots and Merchiston Castle to the south side of the city with Edinburgh Academy, Fettes College, St George's School for Girls and Mary Erskine/Stewart's Melville to the north. The property is in the catchment area for Sciennes Primary and James Gillespie's High School.

## **Financial Guarantee/Anti Money Laundering**

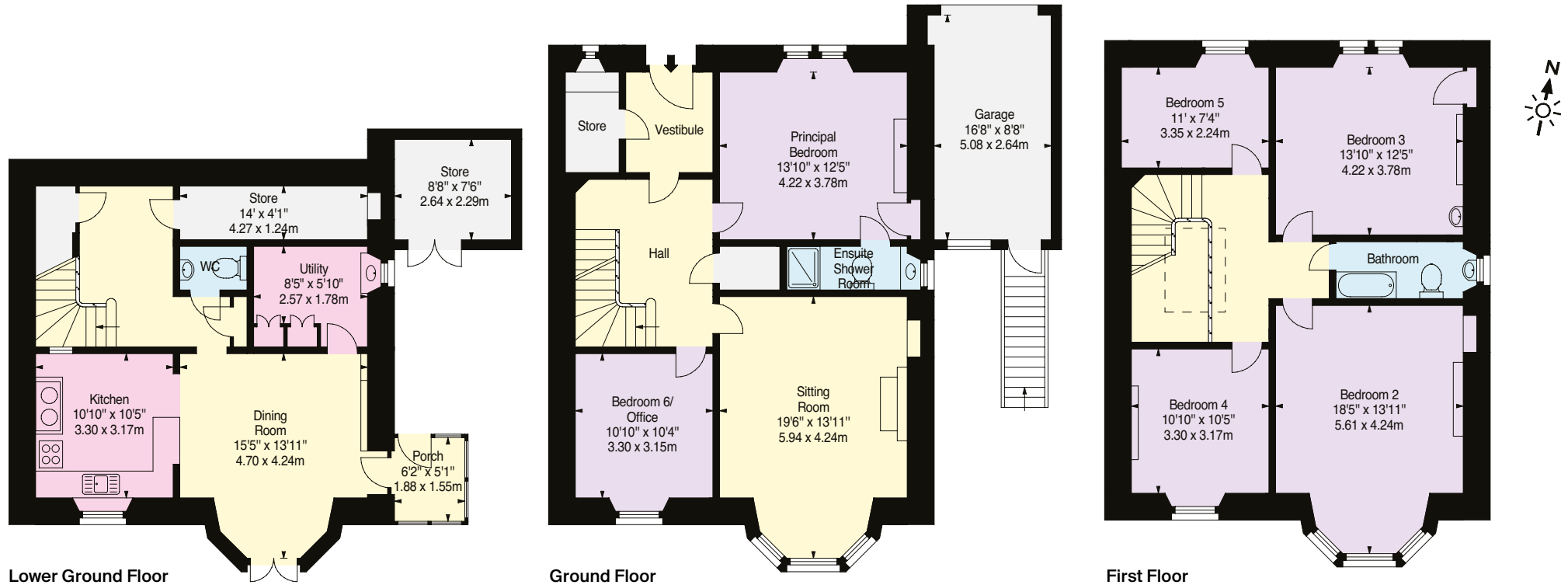
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation 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**  
**2585 Sq Ft - 240.15 Sq M**  
**(Including Garage & Store)**

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.

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



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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.

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 2023. Photographs and videos dated October 2023.

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