



Grosvenor Gardens, West End, **EH4**



An impressive ground floor West End apartment full of period features.

This ground floor flat has been lovingly looked after by its current owners to create a warm, welcoming property. Its generous, period proportions immediately set the tone, and combined with its private and quiet, yet prime West End location, this makes for a very special flat.

The large, communal entrance hall creates an immediate impression. A door to the left leads into the flat itself. Off the hallway is the palatial drawing room; an impressive room with an array of period features including wood panelling, working shutters, high ceiling with detailed intricate corncicing, original floors and a working fireplace. The large bay window has commanding views of the architecturally beautiful St Mary's Cathedral Music School. The room is perfect for entertaining on a grand or modest scale. Adjacent and off the hallway is the box room – the ideal work from home space or guest bedroom.

Occupying a southerly orientation is the principal bedroom. With attractive views of gardens below, this generously proportioned room features a traditional press cupboard and a further large walk-in cupboard. Original parquet floors can be found underfoot, whilst the large windows flood the room with natural light. The newly refurbished modern bathroom is also set to the rear of the flat.


1


1


2


1


Permit


C

Offers Over	Tenure	Local Authority	Council Tax
£350,000	Freehold	The City of Edinburgh Council	Band E





Completing the accommodation is the kitchen with its modern fittings and lovely outlook. Useful attic storage can be found above the hallway.

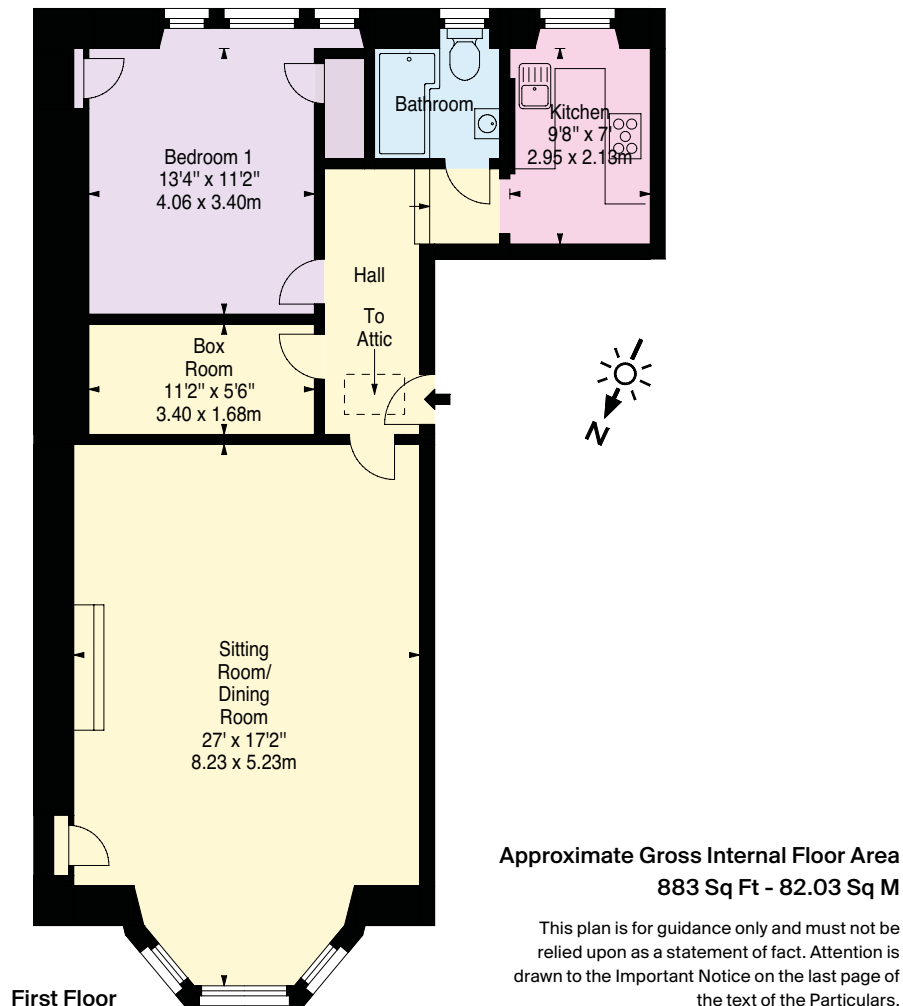
The benefit of the delightful private gardens at Grosvenor/Lansdowne Crescents can be enjoyed upon payment of a modest annual fee. Grosvenor Gardens benefits from residents' permit parking.

Location

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.

Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ricardo Volpi
0131 222 9600
ricardo.volpi@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/legals/privacy-statement>. Particulars dated September 2022. Photographs dated August 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