



Eglinton Crescent, Edinburgh, EH12





An exceptional two bedroom apartment located in Edinburgh's West End.

A beautiful third floor, two-bedroom Sundial conversion with generously proportioned, light accommodation on one of Edinburgh's finest Victorian Crescents in the heart of the prestigious West End. In true turn-key condition, the property offers the best of both worlds, numerous period features blending seamlessly with modern fixtures and fittings.



Offers Over	Tenure	Local Authority	Council Tax
£595,000	Freehold	The City of Edinburgh Council	Band F

The property furthermore more boasts stunning views across the Edinburgh city skyline. The apartment benefits from extensive attic style floored storage accessed via a stand-alone ladder from the hall. Eglinton Crescent is located within easy walking distance of both the West End and the many attractions of the City Centre, with excellent transport links into and out of the city.

Accommodation: Entrance hall, sitting room, kitchen/dining room, two double bedrooms, bathroom, en suite shower room, attic storage

Outside space: Resident's access to Eglinton and Glencairn Crescent Gardens, subject to an annual fee, Permit parking available subject to an annual fee.



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 fifteen-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. Eglinton 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.

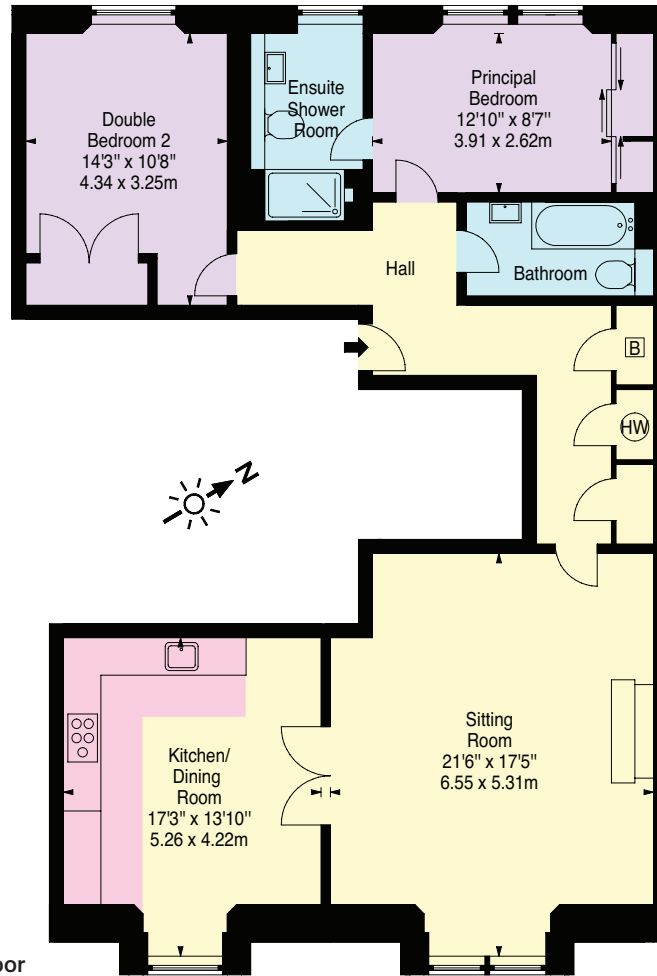
Financial Guarantee/Anti Money Laundering

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
1157 sq ft - 107.49 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.

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



Knight Frank Edinburgh
 80 Queen Street
 Edinburgh
 EH2 4NF
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.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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