



Randolph Crescent, Edinburgh, EH3

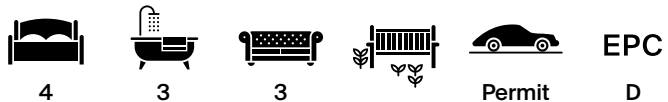


A substantial apartment set over two floors with **far reaching views** over Edinburgh in a highly-sought after location.

Situated in the highly sought-after New Town Conservation Area of Edinburgh and within the Moray Feu this large three/four bedroom A listed apartment is full of period features and charm. The property offers light and spacious accommodation with spectacular views over the Dean valley and beyond.

Now in need of refurbishment Randolph Crescent offers buyers an opportunity to make their mark on this magnificent apartment. A wealth of intricate details of the period have been retained including the fireplaces, cornice work, sash-and-case windows and the original turned stair with wrought-iron banister and large cupola above. A particular feature of the property is the spectacular views to the rear over the Dean Valley and beyond across the Firth of Forth to Fife.

The proprietor can gain access to Lord Moray's Feuars Gardens comprising Moray Place Gardens, Bank Gardens, Ainslie Place Gardens and Randolph Crescent Gardens. Parking is by way of residents' permit.



Offers Over	Tenure	Local Authority	Council Tax
£900,000	Freehold	The City of Edinburgh Council	Band F





Features

- Prime city centre location
- Second and third floor
- Three/Four bedrooms
- Three bathrooms
- Views over the city and beyond
- Zoned permit parking
- Access to shared gardens

Location

Randolph Crescent enjoys an enviable location in the heart of the city's Georgian New Town, one of Edinburgh's most desirable residential areas and a UNESCO World Heritage site.

The property is situated within a few minutes' walk of the retail and commercial city centre in Princes Street, George Street and Lothian Road, and also has easy access to Waverley and Haymarket Stations. There is a wide variety of amenities including bars, shops, boutiques, restaurants, Drumsheugh Private Swimming Baths, the Edinburgh Sports Club, Dean Tennis Club and the Modern and Dean Art Galleries.



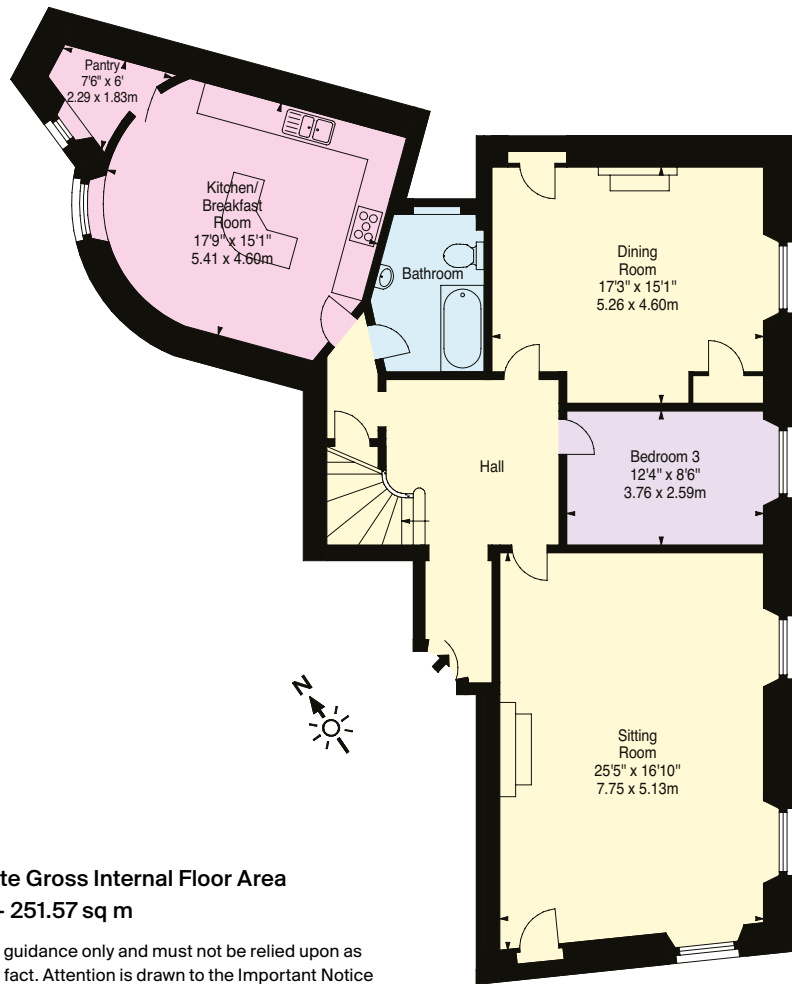


Edinburgh International Airport is easily accessible as is the city bypass, the M8, M9 and M90 motorways. The property is also convenient for a number of excellent schools on the north side of the city in both the state and private sector.

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.





Second Floor



Third Floor

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

Approximate Gross Internal Floor Area
2708 sq ft - 251.57 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 I would be delighted to tell you more

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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 September 2023. Photographs and videos dated September 2023.

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