



COULTERS[©]

8 (2F) BUCKINGHAM TERRACE

WEST END, EDINBURGH, EH4 3AA

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Buckingham Terrace is one of Edinburgh's first exclusive housing developments. Built in 1831 these affluent Victorian townhouses are full of lavish detailing. Listed by Historic Scotland they continue to make a significant contribution to the West End streetscape.

Number 8 boasts its own special heritage having been remodelled in 1893 by one of Scotland's leading architects, Sir Robert Lorimer, for his sister Lady Alice Chalmers. Lorimer was a key proponent of the Arts and Crafts movement and is famed for - among other things - Ardkinglas House on Loch Fyne, the Thistle Chapel at St Giles Cathedral and the Scottish War Memorial at Edinburgh Castle. He is responsible for Number 8's uniquely glazed windows.

KEY FEATURES

-  Historic property with unique original features.
-  Two double bedrooms, one en-suite.
-  Balcony & access to Belgrave Crescent gardens.
-  On-street residents parking.
-  Situated in the heart of Edinburgh's West End.
-  Short walk to City Centre & Stockbridge.



Apartment 2F enjoys the benefit of a balcony with balustraded parapet which sits over these prominent two-storey bays. The building is approached via an entrance platt with cast iron railings leading to an impressive double doorway, which is again unique amongst its neighbours and enjoys views across to Edinburgh Castle.

Kitchen

The modern kitchen is finished in glossy black cabinetry with wooden cupboards and display shelving above. It has a large gas hob and oven, dishwasher, integrated fridge/freezer tiled splashbacks and wooden flooring. It frames the large, shuttered window with seat from which to enjoy the westerly views over the gardens of Belgrave Crescent.



Living/Dining Room

This well-proportioned room makes the most of the impressive windows with shutters. It also boasts high ceilings, original cornicing and an attractive arts and crafts fireplace with wooden mantle.

The recessed dining area is lined with bookshelves, one of which rather thrillingly releases to conceal a secret storage area! The dining area has its own doorway into the hall for ease of access. The entire space is decorated in neutral colours and carpeted throughout.

Bedrooms

There are two double bedrooms both enjoy striking windows.

The larger of the two offers an inviting window seat from which to enjoy peaceful views across the gardens of Belgrave Crescent. The generous room has high ceilings and intact cornicing. There is a raised and recessed storage area with built-in cupboards and, cleverly concealed behind decorative opaque glass, the en-suite shower room. This also hides the laundry area and access to a storage space above.

Garden

The property has access to the fabulous Belgrave Crescent Gardens which are a private, Victorian garden in Edinburgh's World Heritage Site.



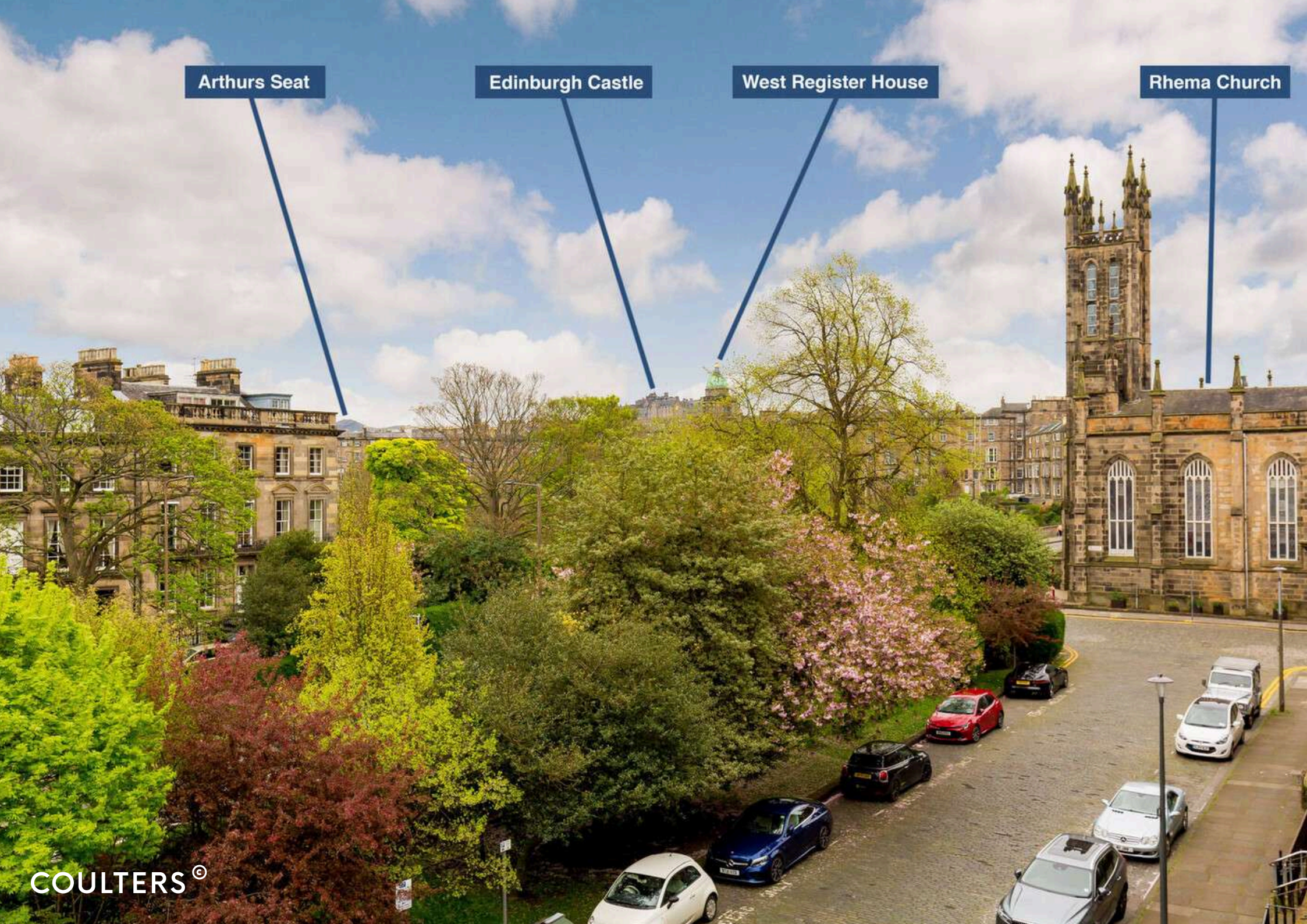


Arthurs Seat

Edinburgh Castle

West Register House

Rhema Church





THE LOCAL AREA

Buckingham Terrace is located in the heart of Edinburgh's West End, conveniently located close to Princes Street and George Street with their designer shops and stylish restaurants. William Street is right on the doorstep with its variety of restaurants, bars and shops.

There is a variety of local amenities within strolling distance in fashionable Stockbridge including boutiques, galleries, independent shops, well-renowned cheesemongers, fish mongers and butchers, and a fantastic selection of cafés, restaurants and bars. A large Waitrose Supermarket is conveniently situated within walking distance of the property.

The Dean Gallery, the Scottish National Gallery of Modern Art, Inverleith Park and the Royal Botanic Garden are all nearby as is the beautiful Water of Leith walkway.

EXTRAS

All blinds, curtains, light fittings, carpets, fitted floors and white goods are included in the sale. The large mirrors above the mantle and in the hall will also remain.



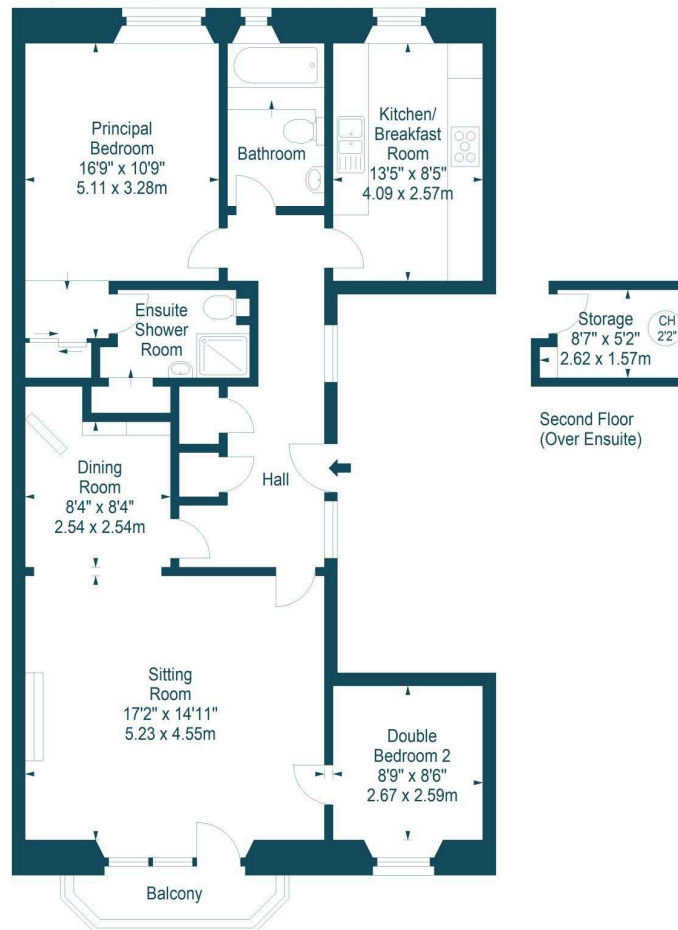
Buckingham Terrace, EH4 3AA



Approx. Gross Internal Area
982 Sq Ft - 91.23 Sq M
Storage

Approx. Gross Internal Area
39 Sq Ft - 3.62 Sq M

For identification only. Not to scale.
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Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.