

McDougall McQueen are delighted to offer to the market this impressive late Victorian first floor drawing room apartment forming part of an elegant B listed townhouse with spectacular period detail boasting views over to the prestigious Drumsheugh Gardens. The property further benefits from two box rooms along with lift access directly to the apartment. Ideally located in Edinburgh's West End enjoying a prime location to take advantage of all this part of the city has to offer. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway with a useful shelved press.
- Handsome living/dining room complemented by a large bay window looking on to Drumsheugh Gardens, intricate corniced ceiling and rose, feature fireplace, walk in storage cupboard giving access to the lift within the apartment.
- Breakfasting kitchen well equipped with a range of wall and base units along with integrated appliances.
- Master bedroom, rear facing with ample space for free standing furniture, en-suite shower room.
- Double bedroom, front facing complemented with a bay

- window and a feature fireplace.
- Box room double bed size.
- Box room currently used as a study, lots of built in storage, utility cupboard and hatch to attic room accessed by a fixed ladder.
- Gas central heating.
- Sash and case windows, with some double glazed to the rear of the property.
- Access to Drumsheugh Gardens (small annual fee).



Location

Located in Edinburgh's West End, the property enjoys a prime location in one of Edinburgh's most prestigious postcodes. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of restaurants, cafés, fashionable bars and clusters of small speciality shops. Within close proximity are world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter. Close by Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. Scenic walks are nearly at the tranquil Water of Leith and the colourful Royal Botanic Gardens. Edinburgh boasts some of the best private schools in the country with Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby Edinburgh airport, whilst there are numerous bus routes departing from the area and Haymarket Train Station is conveniently close.

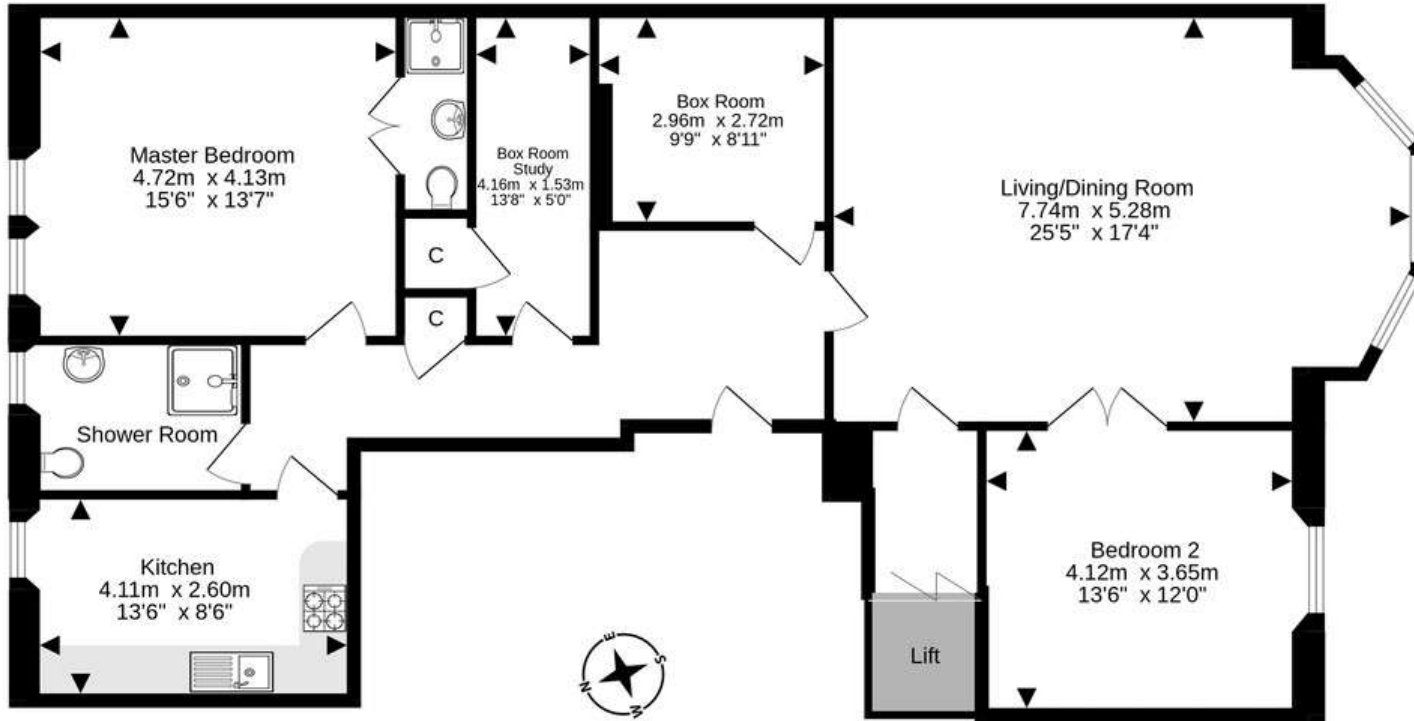
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all window and floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

