



# 22A Buckingham Terrace

WEST END | EDINBURGH | EH4 3AD



MURRAY  
BEITH  
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22A Buckingham Terrace is an immaculately presented garden flat with a south facing garden, three under pavement cellars and versatile accommodation. The property has easy access to excellent local amenities and is within a short commute to the city centre.

Entrance vestibule; welcoming hall with storage cupboard; bright and cheerful sitting room with real flame gas fire timber mantel piece and working shutters; kitchen / dining room with a range of wall mounted and floor standing units with tiled splashback, ample space for a table and chairs and astragal door to the private rear garden; double bedroom with built-in-wardrobes; bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Private front patio with three lined cellars. South facing patio garden accessed from the kitchen / dining room.

Permit Zone 5 and metered parking available on Buckingham Terrace and surrounding streets.

Gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given and are sold as seen. Appliances include the oven, hob and washing machine, and all are included in the sale.

From 1 February 2022, residential properties in Scotland are required to have installed a system of inter-linked smoke alarms that comply with BS EN14604:2005 and heat detectors that comply with BS 5446-2:2003, together with carbon monoxide detectors that comply with British Kitemark EN50291-1. No warranty is given that any interlinked system has been installed in this property that complies with the above, and interested parties should make their own enquiries.

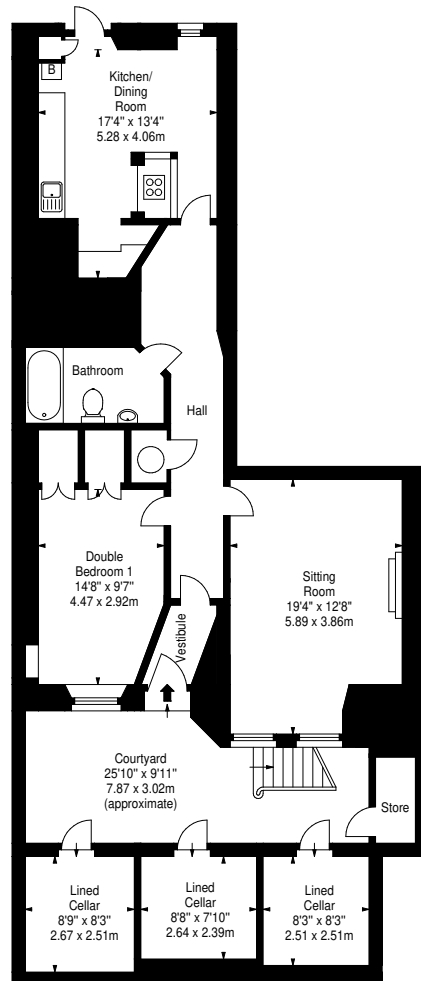




**Buckingham Terrace,  
Edinburgh,  
Midlothian, EH4 3AD**



Approx. Gross Internal Area  
865 Sq Ft - 80.36 Sq M  
Lined Cellars & Store  
Approx. Gross Internal Area  
238 Sq Ft - 22.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Lower Ground Floor



## Location

Buckingham Terrace is an exclusive residential terrace dating back to the 1830's and which lies approximately one mile west of Edinburgh's City Centre. The immediate area boasts The National Galleries of Scotland Modern One and Modern Two, together with the delightful Belgrave Crescent Gardens. Nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club to tennis and padel courts at The Edinburgh Sports Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with planning approved for two padel courts and an indoor tennis court. The extensive network of cycle paths across Edinburgh are accessible from the Coltbridge Viaduct and bus stops on Queensferry Road provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk) W: [www.murraybeith.co.uk](http://www.murraybeith.co.uk)

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.