

# 7A CLAREMONT CRESCENT

New Town, Edinburgh, EH7 4HX



**GILSON GRAY**

LAW • PROPERTY • FINANCE



PROPERTY NAME

7a Claremont Crescent

LOCATION

New Town, EH7 4HX

APPROXIMATE TOTAL AREA:

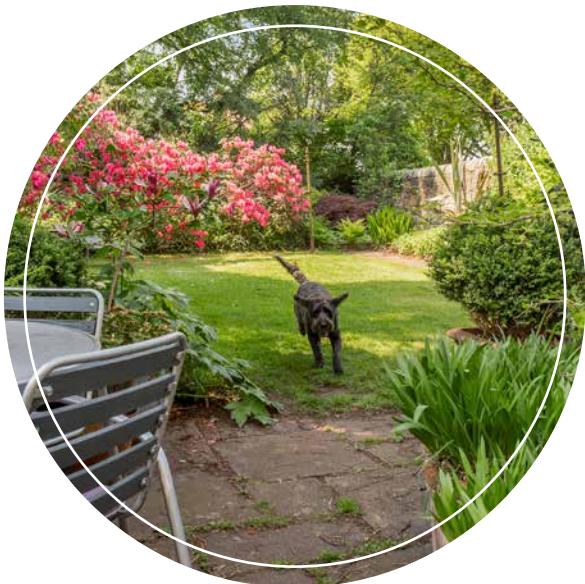
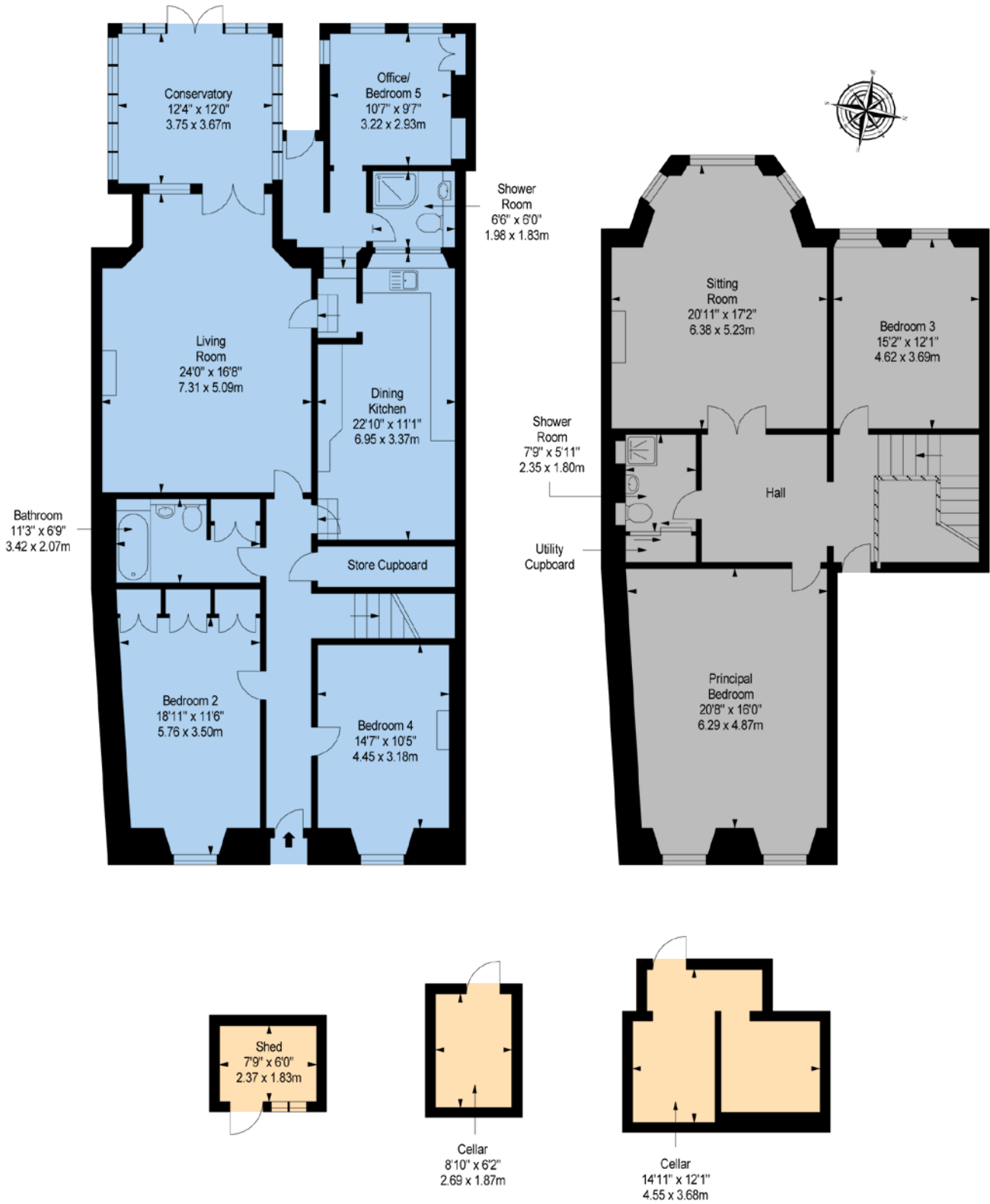
282.6 sq. metres (3042.0 sq. feet)

LOWER GROUND-FLOOR

GROUND-FLOOR

EXTERNAL

The floorplan is for illustrative purposes. All sizes are approximate.



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A light and airy environment – ideal for cooking – and it is enhanced by a crisp neutral palette and cream splashback tiles
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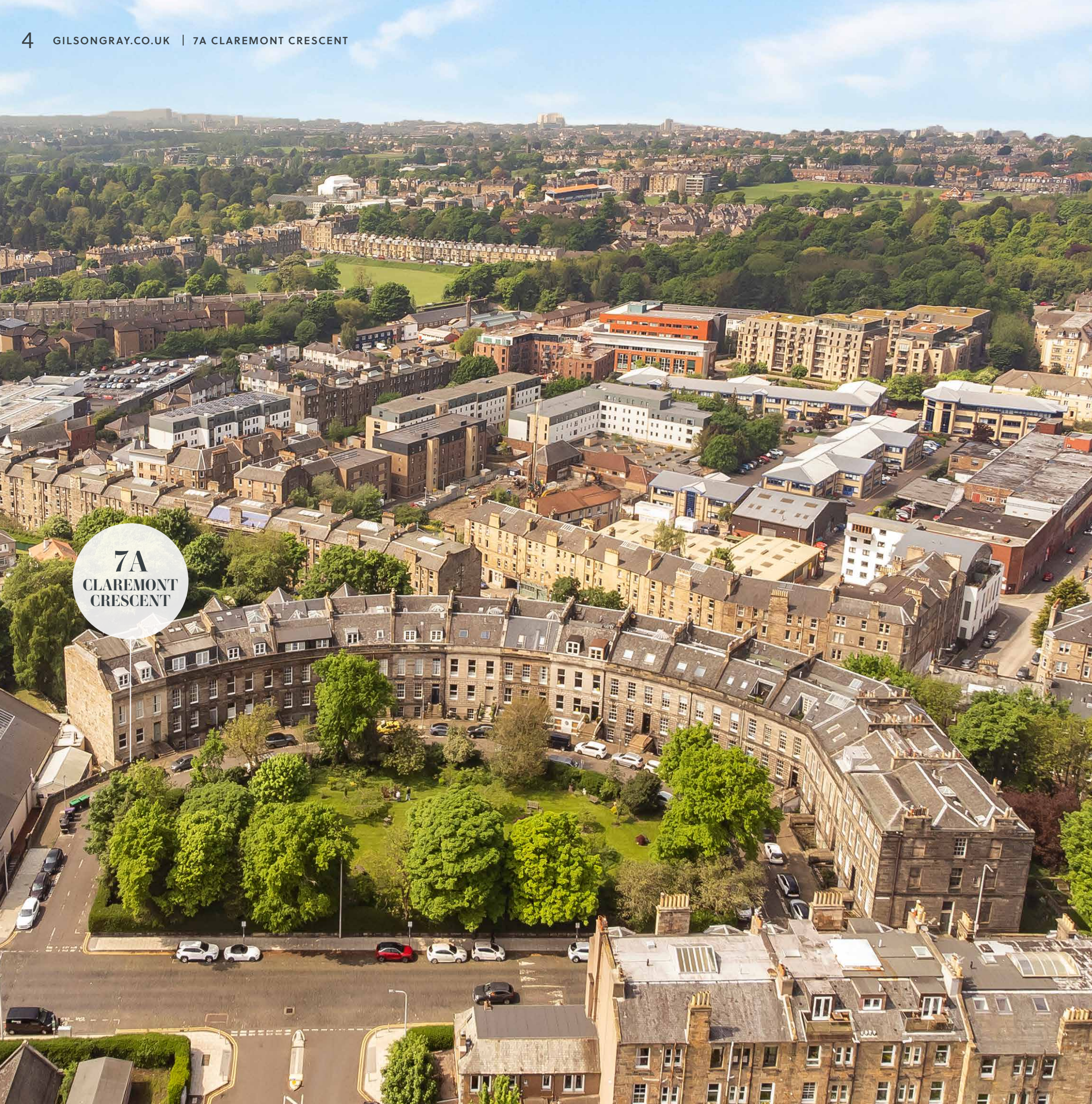
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Offering residents the finest amenities the capital has to offer, all within easy walking distance





7A  
CLAREMONT  
CRESCENT

This rarely available main-door duplex apartment forms part of an A-listed early Victorian building (1860) designed by architects Peddie and Kinnear. It is a striking four/five-bedroom family home that boasts the perfect combination of historic character and tasteful interiors. It features bright and expansive rooms, with high ceilings and period details – all lovingly decorated in light neutral hues. Furthermore, the substantial home offers excellent versatility and it boasts two grand reception rooms, as well as a conservatory and office/bedroom extensions. It also has an exceptional and rarely available private family garden, in addition to use of Claremont Crescent Gardens, which is shared by the local residents. Situated away from the main road, the home is on a quiet and peaceful crescent in the highly sought-after New Town conservation area. It provides easy access to all the city centre offers, and is within easy reach of fashionable areas like Stockbridge, the Royal Botanic Garden, Inverleith Park, and The Shore.

## GENERAL FEATURES

Rarely available duplex apartment with stunning interiors  
Set on the lower-ground and ground floor  
Within a significant A-listed Victorian building  
Part of the New Town conservation area  
Substantial accommodation  
EPC Rating - D | Council Tax band - G

## ACCOMMODATION FEATURES

Private main-door entrance  
Second entrance from street at ground-floor level  
Impressive living room with multi-fuel stove  
Large sitting room with bay window  
Versatile conservatory with garden access  
Dual-aspect office/fifth double bedroom  
Bright and spacious dining kitchen  
Four spacious and airy double bedrooms  
Two contemporary shower rooms  
Family bathroom with overhead shower

## EXTERIOR FEATURES

Paved front area with two generous cellars  
Private rear garden with sweeping lawn  
Shared use of Claremont Crescent Gardens  
Controlled permit parking (Zone N1)









# SPACIOUS AND HIGHLY VERSATILE

*living accommodation*

Inside the period property, homeowners have a choice of reception rooms to enjoy. The living room is the main reception area and it is easy to see why. It has impressive proportions for a variety of comfy furnishings and it is decorated in sumptuous tones which accentuate a bright and airy ambience. It also features engineered oak flooring and a marble fireplace with a multi-fuel stove for cosy evenings.



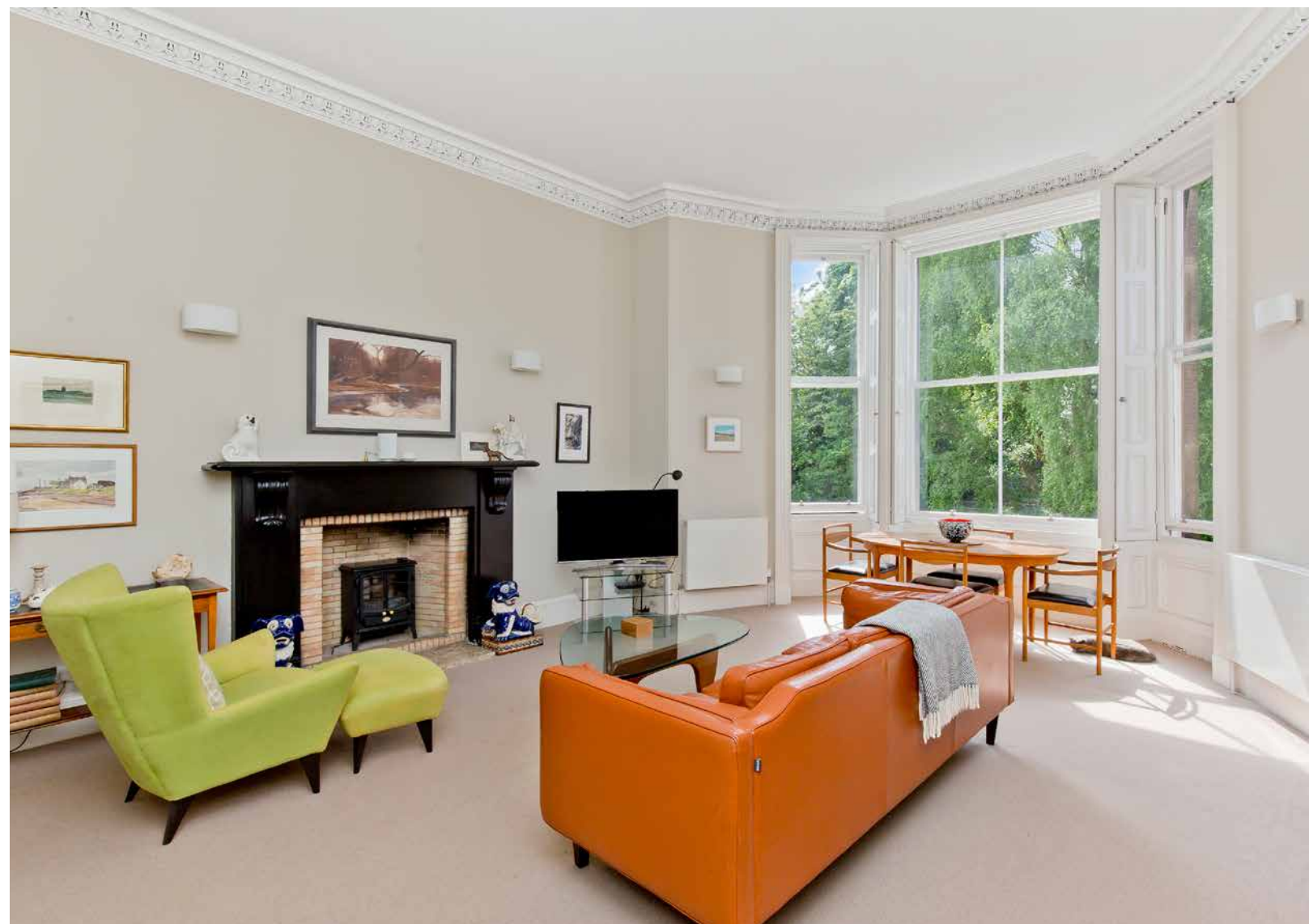




Double doors lead from here into a charming and versatile conservatory for admiring the garden whatever the weather. In addition, there is a private office nearby, with garden views and dual-aspect windows.







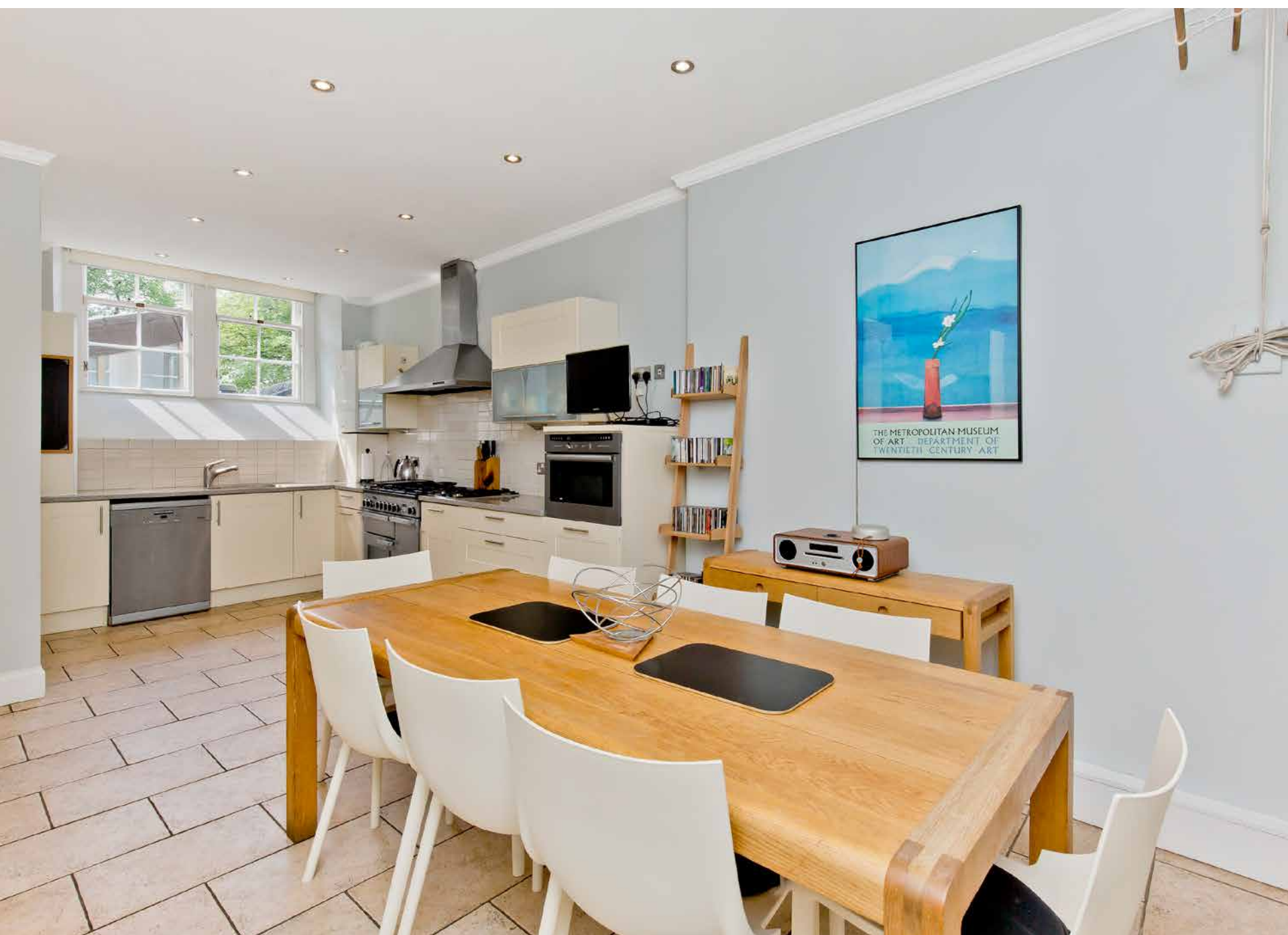
Upstairs, a broad upper hall provides an alternate entrance to the property before leading through double doors into a sitting room. This additional reception area is large enough for both lounge and dining furniture, and it is enhanced by understated neutral décor. It is fronted by a sweeping bay window for a light-filled ambience and it is framed by a period feature fireplace. The attractive space is finished with intricate cornice work for added decoration.



# THE KITCHEN

*The perfect space for family meals and lively dinner parties*

The dining kitchen has spacious dimensions, accommodating a large table and chairs for family meals and lively dinner parties. It is also generously appointed with cream-coloured cabinets and deluxe Silestone worksurfaces, providing ample storage and workspace. Furthermore, it is a light and airy environment – ideal for cooking – and it is enhanced by a crisp neutral palette and cream splashback tiles. It comes with a selection of appliances.





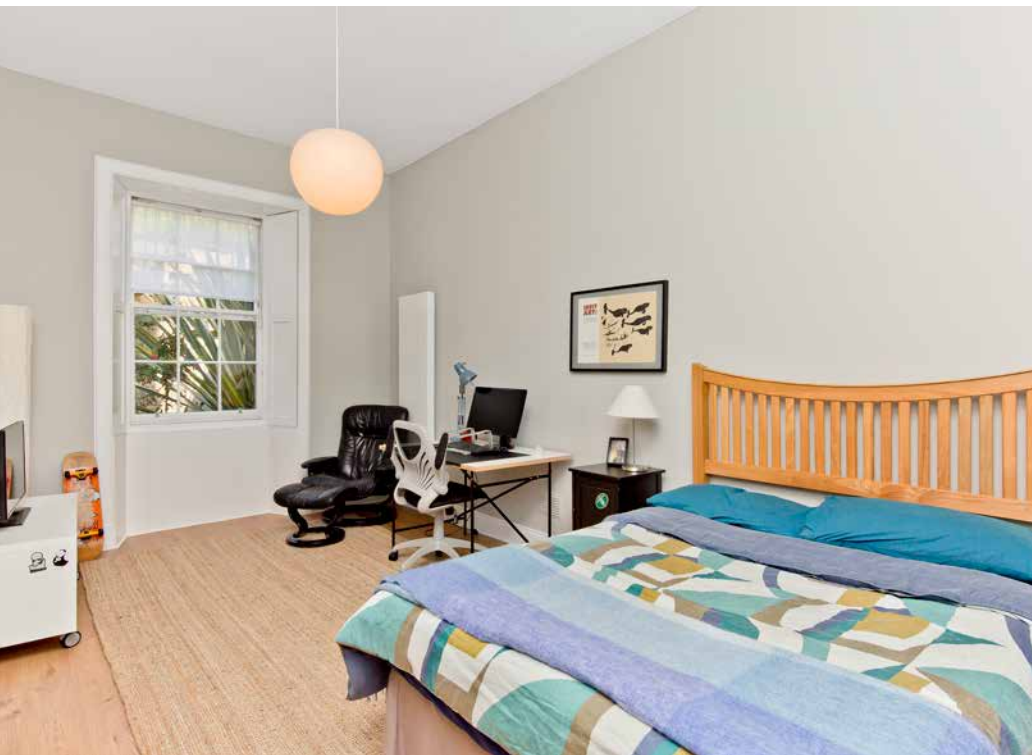
# FOUR GENEROUS

## *double bedrooms*

The four double bedrooms are divided equally between the ground and lower ground floors. Each room continues the high standards of the home, ensuring a comfortable environment for a peaceful night's sleep.







Every room also benefits from generous floorspace for a wide choice of bedside furnishings, including study/vanity areas. With its very large footprint, the principal bedroom particularly stands out, especially with its highly ornate cornice work drawing attention to the lofty proportions. The second bedroom, on the other hand, has the advantage of wall-to-wall fitted wardrobes. If required, the office could alternatively be used as a fifth double bedroom with en-suite.



# THE BATHROOMS

*A family bathroom and two shower rooms*

With two contemporary shower rooms and an attractive family bathroom (with overhead shower), the home ensures convenience and minimal waiting times. The bathroom has built-in storage, and is set near the second and fourth bedrooms on the lower ground floor, whilst one shower room is by the office, and the other is upstairs by the principal bedroom. All three feature quality fixtures and premium tile work, finished with a keen eye for detail. Both shower rooms have rainfall showers too. In addition, the ground-floor shower room also has a utility cupboard, housing the gas boiler and plumbing for a washing machine and tumble dryer.



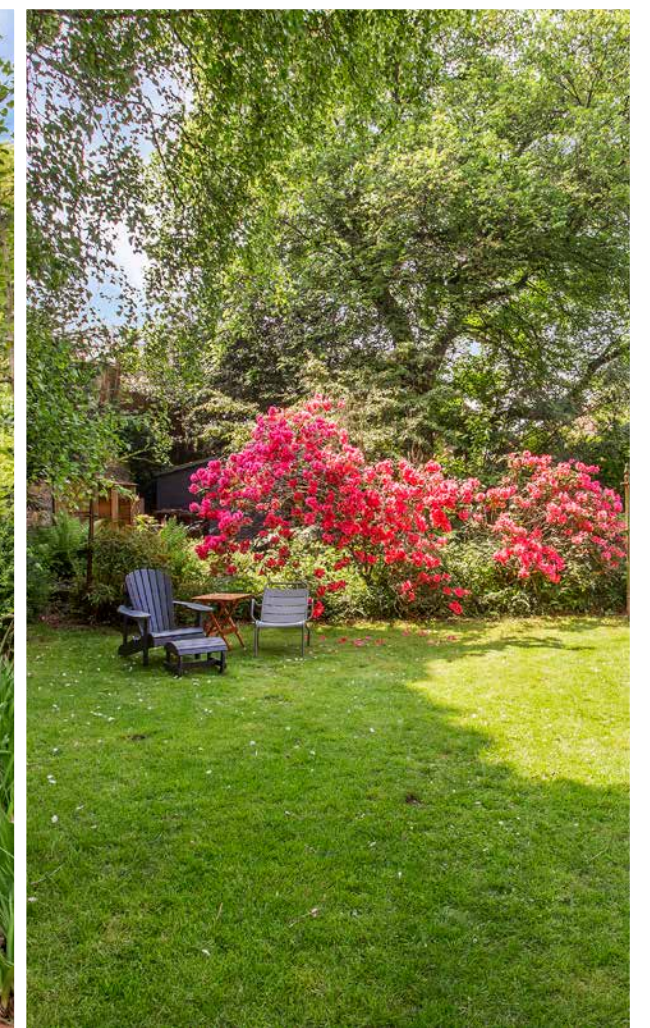




# GARDENS & PARKING

## *A wealth of outdoor space*

The home is spoilt for choice when it comes to idyllic garden spaces. To the front, there is a private paved area for potted plants, along with two generous cellar stores, one of which is a double cellar. There is also a private rear garden, which features a patio and a sweeping lawn, hugged by mature plants and trees. Best of all, it captures an abundance of sun throughout the day.





## Shared use of Claremont Crescent Gardens

In addition, local homeowners have shared use of the private Claremont Crescent Gardens – a massive (and spectacular) outdoor space that is laid to lawn and dotted with benches. It is a natural oasis in the heart of the city centre. Furthermore, residents have access to controlled permit parking (Zone N1) – an essential feature in the city centre.

Extras: all fitted floor and window coverings (excluding bedroom curtains), light fittings, dual-fuel range cooker, fridge/freezer, dishwasher, and integrated combination oven/microwave to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





# NEW TOWN

*Enjoy the finest amenities the capital has to offer*



Set within the New Town, the property enjoys a prime location in Edinburgh. 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 top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. 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. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both 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 all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.







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