



1 (2F) Douglas Crescent
West End, Edinburgh, EH12 5BB



VMH SOLICITORS



1 (2F)

Douglas Crescent

Elegant and stylish 3 bedroom second floor flat occupying the top floor of a handsome B-Listed Victorian Terrace.

- Stylish sitting room
- Family/dining/double bedroom 3
- Fitted kitchen & utility cupboard
- Double bedroom 1 with walk-in wardrobe
- Double bedroom 2
- Contemporary showerroom
- Prestigious residential area
- Access to Douglas Crescent residents' gardens
- Permit parking
- Gas central heating

Fixed Price: £545,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

Forming part of a handsome Victorian crescent this elegant and stylish 3 bedroom second floor flat is located in the highly sought after residential area of the West End. The property lies within walking distance of all the amenities and attractions of the city centre while being peacefully positioned overlooking the Douglas Crescent private residents' gardens.

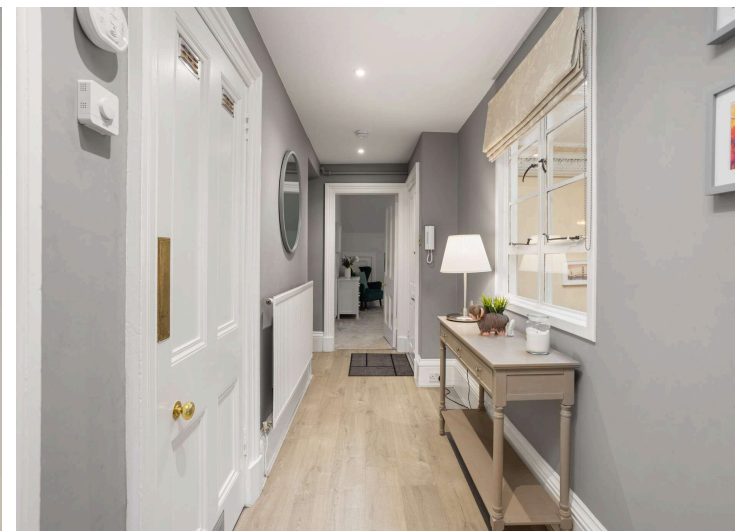
The accommodation is reached by way of a well maintained shared stairwell with stunning cupola providing an abundance of natural light. The versatile interior is bright and generously proportioned throughout and decorated in tasteful neutral tones. There is a secure cupboard located at ground level included in the sale.

Management:

A fee of £180 per annum is payable to the Douglas Crescent Gardens Association for access and maintenance to the private gardens. There is also an informal stair committee to which £100 per month is payable to cover the costs of stair cleaning and building maintenance.

Extras

All fitted carpets and floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer and dishwasher are included in the sale price.





Location

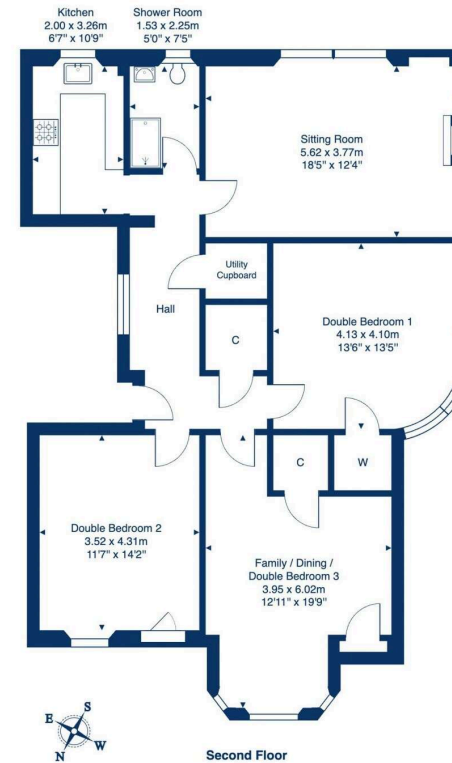
The West End is a highly sought-after area, close to the commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within easy reach. A short walk from the property you will find the National Galleries of Scotland: Modern One and Modern Two. Home to some of the world's most famous art and with beautiful grounds to explore. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.



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Total Area: 103.2 m² ... 1111 ft²

All measurements are approximate and for display purposes only.



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