

COULTERS<sup>©</sup>

# 19/1 CLAREMONT CRESCENT

NEW TOWN, EDINBURGH, EH7 4HX

 1 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a handsome A-Listed Georgian townhouse situated in Edinburgh's New Town Conservation Area, 19/1 Claremont Crescent is an extremely impressive one bedroom ground floor flat with generous proportions and elegant period features.

Claremont Crescent was designed by William Burn, the architect of Edinburgh Academy and the Scottish National Gallery of Modern Art, and constructed in the 1820s. A wonderful communal garden lies in the centre of the crescent.

## KEY FEATURES



Extremely impressive ground floor flat forming part of a Georgian townhouse.



Generously proportioned double bedroom with Jack-and-Jill bathroom.



Wonderful sitting room with double doors to kitchen/dining room.



Secure parking area and residents parking.



Access to Claremont Crescent Communal Garden.



Excellent local amenities and city centre within a short walk.



EPC Rating - Unknown



Council Tax Band - F



The main front door leads into a grand shared entrance hall with sweeping staircase, flagstone floor and large cupola. On entering the flat, there is a central hall with a large cloak cupboard and further storage cupboard which houses the boiler.

The magnificent sitting room has a large fireplace with marble mantepiece and log burning stove and two large windows offering lovely views to the north. Double doors lead to the kitchen/dining room which offers lovely south facing views towards Claremont Crescent Garden.

The double bedroom has extremely generous proportions and offers leafy views to the rear. A Jack-and-Jill style bathroom, with separate shower enclosure, has a door from the double bedroom and the hall.

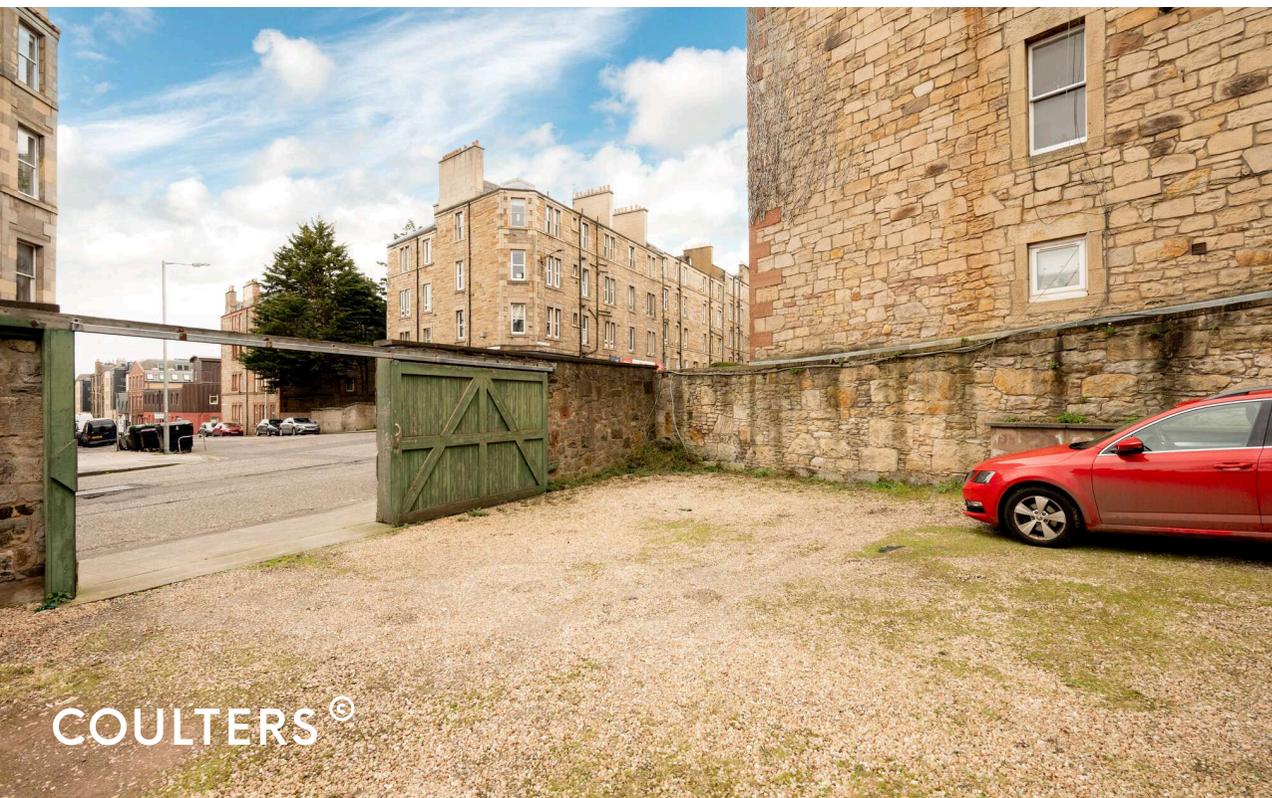




## THE LOCAL AREA

Whilst the property is situated within the New Town Conservation area, the surrounding area is generally regarded as Bellevue. It is a highly desirable residential area located just to the north of Edinburgh's city centre, bordered by Stockbridge to the west and Canonmills/Inverleith to the north.

Broughton Road is a short walk away and offers a superb mix of independent shops, cafes, and restaurants. For larger shopping requirements, there is a Tesco supermarket and Lidl at Canonmills. Nearby attractions include the Royal Botanic Garden, St James Quarter, The Edinburgh Playhouse and the Water of Leith Walkway. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services and a nearby tram stop.



## EXTRA INFORMATION

Residents have access to the beautifully maintained communal garden which lies at the centre of Claremont Crescent. There is an annual fee of £150 for gardening.

Whilst residents can apply for a parking permit, the flat also has access to a secure parking area situated to the rear of the building (with access from Broughton Road).

All curtains, blinds, carpets and kitchen appliances are included in the sale price as are the drawer unit, glass cabinet and butchers trolley in the kitchen and the wardrobe in the bedroom.

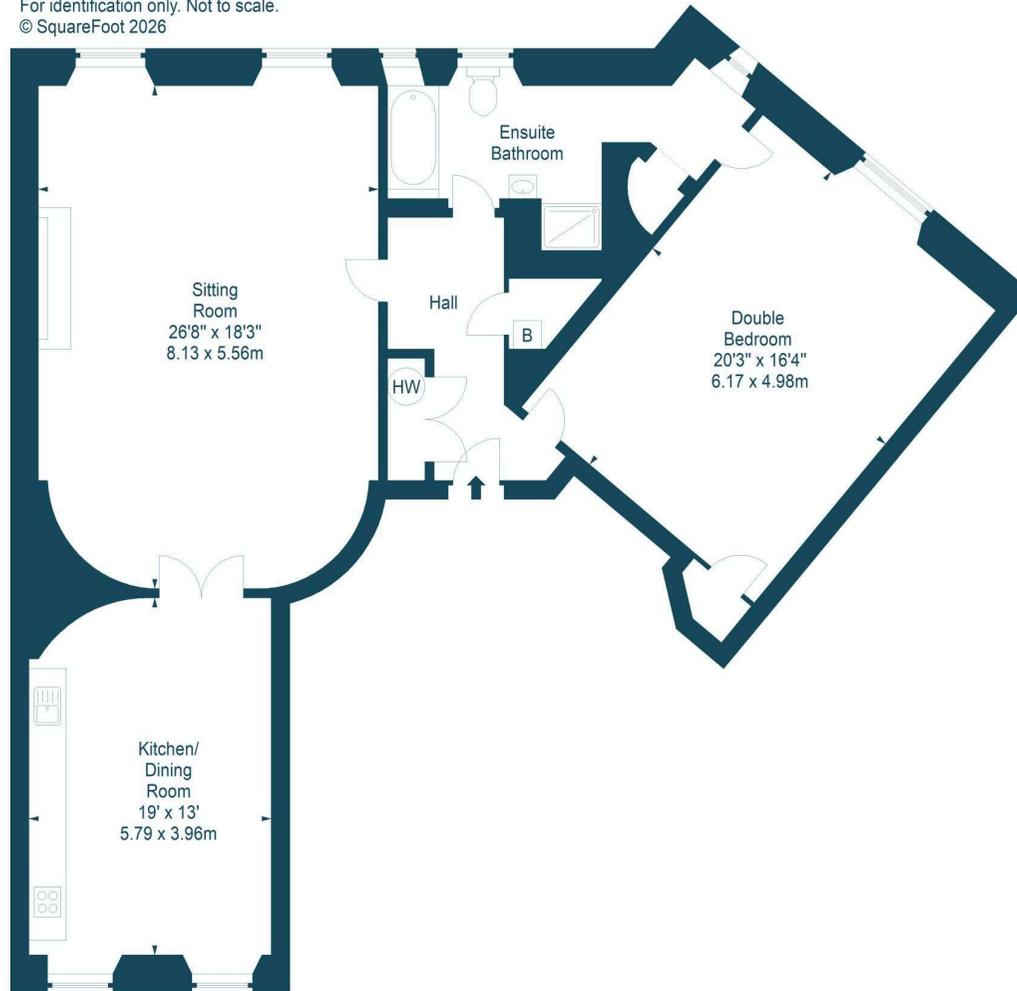
**HOME REPORT VALUATION: £440,000**



Claremont Crescent,  
Edinburgh, EH7 4HX



Approx. Gross Internal Area  
1382 Sq Ft - 128.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

## GET IN TOUCH

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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.