



AN OUTSTANDING GROUND AND GARDEN FLAT OVERLOOKING CENTRAL GARDENS

20 EGLINTON CRESCENT, WEST END, EDINBURGH, EH12 5BY



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Ground floor: shared reception hall, drawing room, master bedroom, modern family bathroom with a free standing bath and separate shower. Upper half landing with two double bedrooms and a modern shower room.

Lower ground floor: superb kitchen/dining room with Aga, utility room, family room and bathroom. EPC rating=E

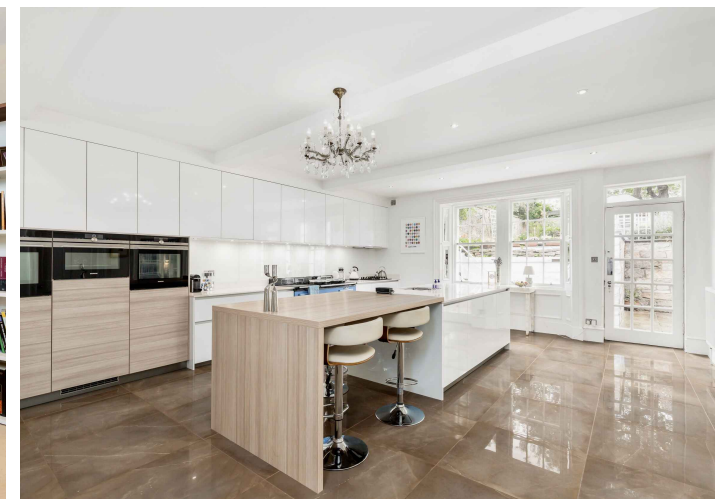
Outside: walled garden with large patio area.

Location

Eglinton Crescent is a fine Victorian crescent overlooking a central garden set in an accessible West End location. This superb location enjoys a peaceful setting, yet provides easy access to a wide range of specialist shops, restaurants and wine bars close by in the West End, including Queensferry Street and William Street, as well as Stockbridge, George Street and the City centre. The recently upgraded Haymarket transport hub is close by and provides rail and tram connections. There is also easy access to major road networks and Edinburgh Airport. The Dean Tennis and Squash Club is a short walk away while there are wonderful walks close by along the Water of Leith and the open green spaces of Inverleith Park and the Royal Botanic Garden are also within easy reach. The area is particularly popular with families, with schools including St. George's school for girls, Erskine Stewart's Melville schools, Fettes College and The Edinburgh Academy all nearby. There is Resident's Permit Parking available upon application.

Description

20 Eglinton Crescent is an exceptional ground and garden flat forming part of an elegant B-listed townhouse in a sought after location. The substantial accommodation is presented to an exacting standard throughout mixing period charm with contemporary style. Of particular note is the elegant and well proportioned drawing room to the front, which retains attractive period features, including ornate plasterwork and wood panelling. Located on the lower ground floor is a superb modern dining kitchen with a 4 door AGA and integrated Siemens, including two combination ovens with microwave and steam systems, a compact steam oven and a built in wine cooler. Located off the kitchen is a family room/bedroom 4, a utility room and a bathroom. The generous bedroom accommodation is located on the ground and upper half landing with a large master bedroom with ornate plasterwork, a spacious and stylish family bathroom with under floor heating and two double bedrooms served by a modern interlinking shower room with underfloor heating



A real feature of the property is the landscaped garden to the rear, which incorporates a large patio area and steps leading up to an attractive walled garden, which is mainly laid to lawn, with a summer house.

Fixtures and Fittings

Carpets, light fittings, kitchen integrated appliances and the garden shed/summer house are included in the sale.

Listing

The property is category B listed

Home Report & Energy Performance.

A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing

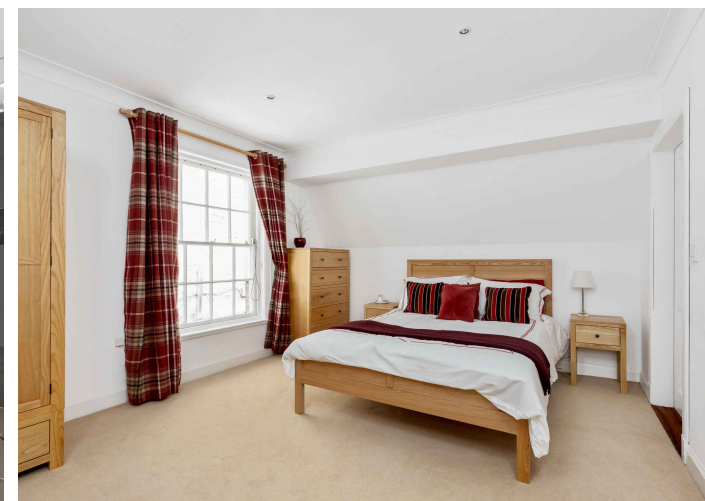
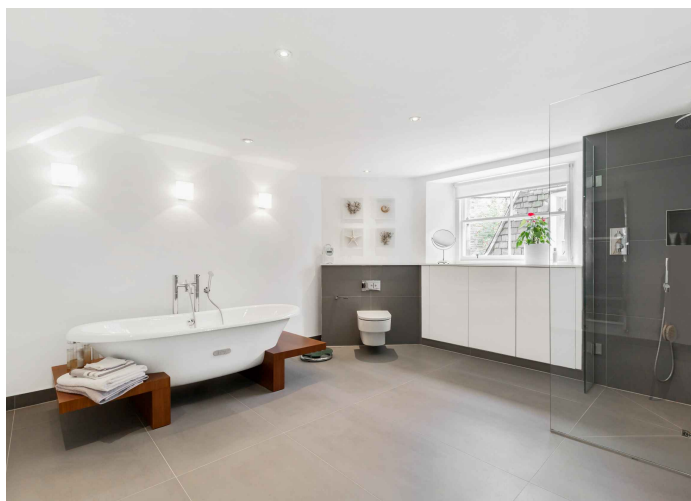
Strictly by appointment with Savills - 0131 247 3770.

Possession

To be by mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

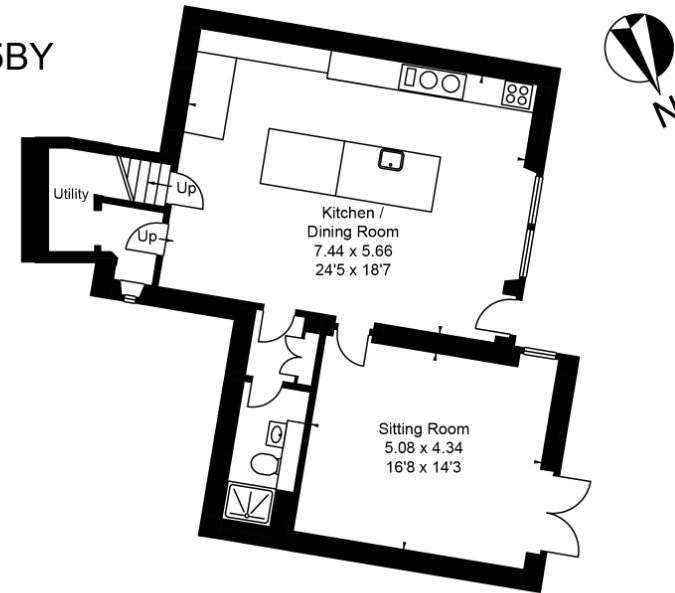


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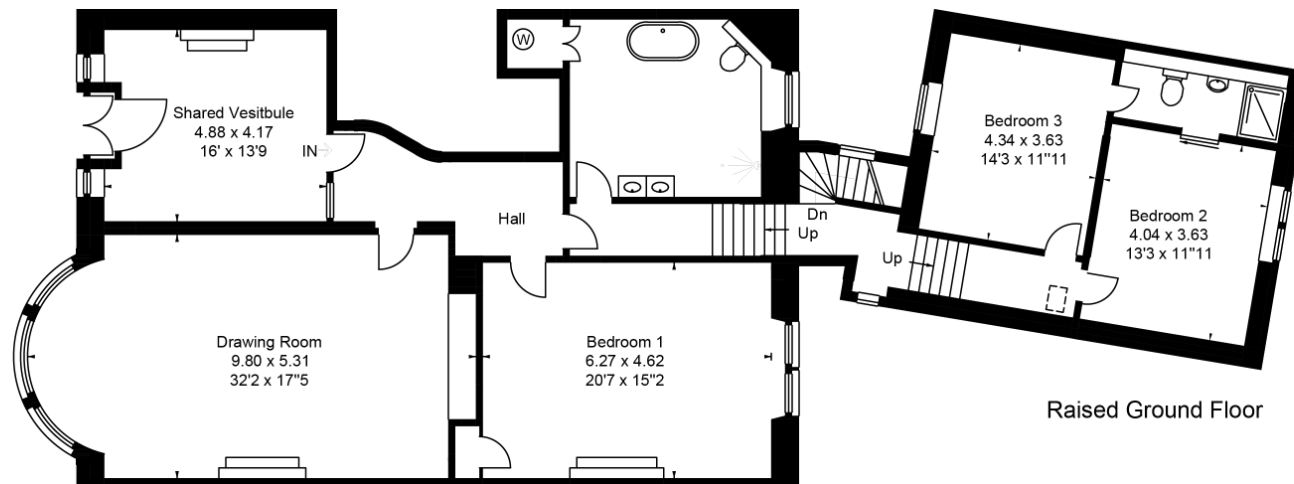
Gross Internal Area (approx) = 248 sq m / 2670 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



Lower Ground Floor



Raised Ground Floor

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savills.co.uk

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