

D.J.ALEXANDER



20A Royal Crescent
Edinburgh | EH3 6QA



Property Overview

- Hall
- Living room
- Kitchen
- Bedroom
- Shower room
- Secondary glazing
- Electric heating
- Communal rear garden

Description

Set in Edinburgh's iconic New Town, this is a charming garden level one bedroom flat, forming part of a fine, A listed, Victorian tenement, completed in 1888. Approached from Royal Crescent through its appealing front entrance that is bounded by the original fleur-de-lis wrought iron railings, the flat has recently been, completely and sympathetically, refurbished and therefore is now in pristine condition. The accommodation comprises: hall; south facing living room with access to the well-maintained communal garden; fitted kitchen with both floor and wall mounted units, work surfaces with splash backs and integrated appliances; comfortable double bedroom with large built-in wardrobe/storage and shower room with three-piece suite.

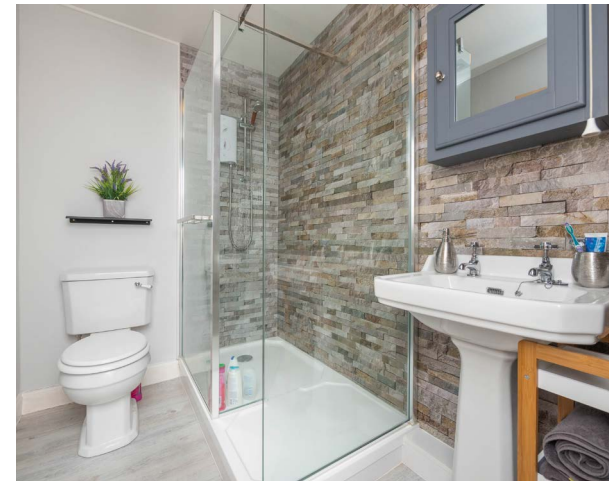


Extras: All fitted flooring, window coverings and integrated appliances are included in the sale. Items of furniture may be available by separate negotiation.



Location

Edinburgh's New Town is a UNESCO World Heritage Site. All the benefits of what the city centre can offer in the way of cultural, social and shopping activities are available and the myriad variety of speciality shops, bistros and restaurants in Stockbridge are close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of high street stores at Craighleith Retail Park that is close to Blackhall. Princes and George Streets, the main shopping streets, are close by, as are Harvey Nichols, on St Andrew Square, and the exclusive Muntress Walk. The Omni Centre that includes a multi-screen cinema, a gym and various restaurants, Edinburgh St James that is currently under construction and due to complete in 2020/21 and the Edinburgh Playhouse theatre are all at the top of Leith Walk, just a short distance away. For recreation, The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are readily accessible. Waverley and Haymarket rail stations, St Andrew Square bus station and the tram terminus are all conveniently situated and the City bypass and onward travel to the airport, The Queensferry Crossing and the motorway system are straight forward.





Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313

Email: propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

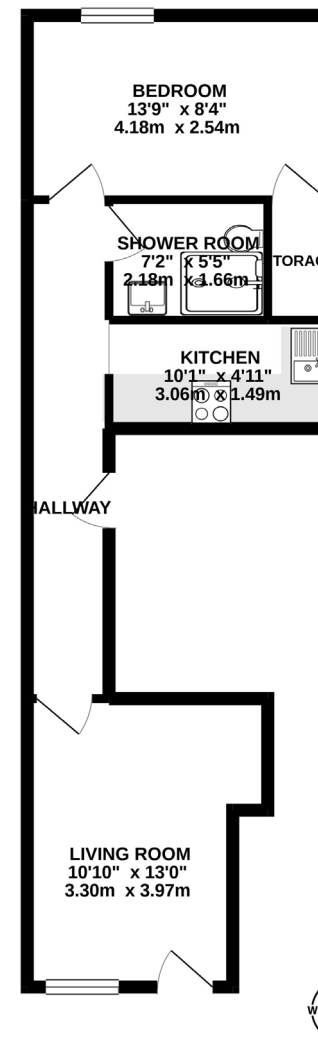
www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

GARDEN FLOOR
431 sq. ft. (40.0 sq. m.) approx.



20a Royal Crescent, Edinburgh

TOTAL FLOOR AREA : 431 sq. ft. (40.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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