

2/3 Douglas Crescent

EDINBURGH, EH12 5BB



*Beautiful Two Bedroom Top Floor Apartment
In Edinburghs West End.*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom top floor flat in Edinburgh's highly sought after West End. The property is in walk-in condition.

THE KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen with fully integrated appliances, electric hob and fan oven. This kitchen has plenty of worktop space and overhead storage.
- Spacious living room which is flooded by natural light, original wood floors, working shutters and high ceilings. This room offers various possibilities on configurations as well as accommodating a dining table comfortably.

THE LIVING ROOM





- The apartment has two large double bedrooms which include original features and secondary glazing ensuring a cost-efficient home year-round.
- There is one bathroom in the property which is modern and fitted with a three-piece bath suite and with a shower over the bath making the most of the space on offer.
- In addition to the other rooms you have a large box room which is bright and spacious. Currently used as a home office it is sure to benefit from the skylight, which floods the room with light.

BEDROOM 1



BEDROOM 2 & BOX ROOM



THE BATHROOM

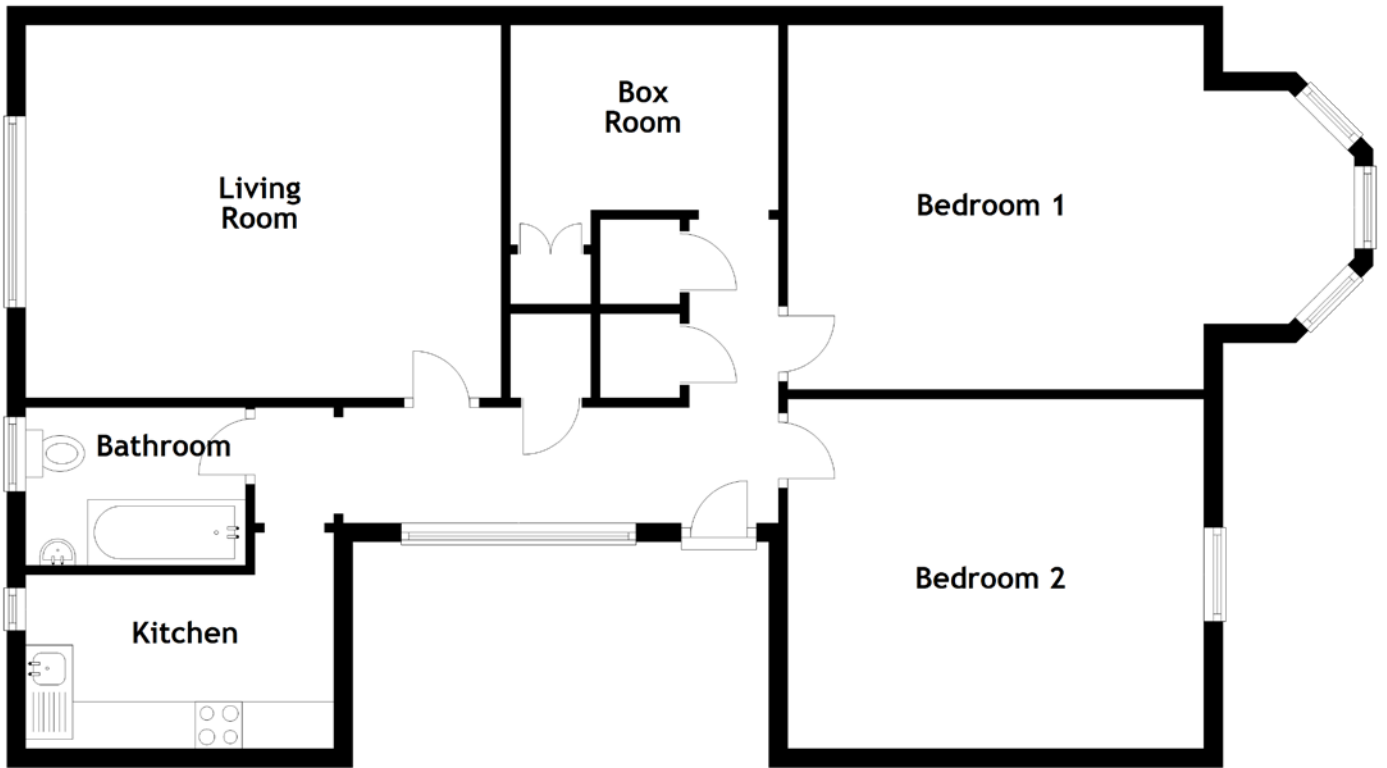


The apartment also benefits from gas central heating, secondary glazing in some areas and on-street permit parking. The building has access to its own communal garden however, there are private gardens on Douglas crescent exclusive to the residents which are maintained by professional groundskeepers year-round for a nominal fee.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

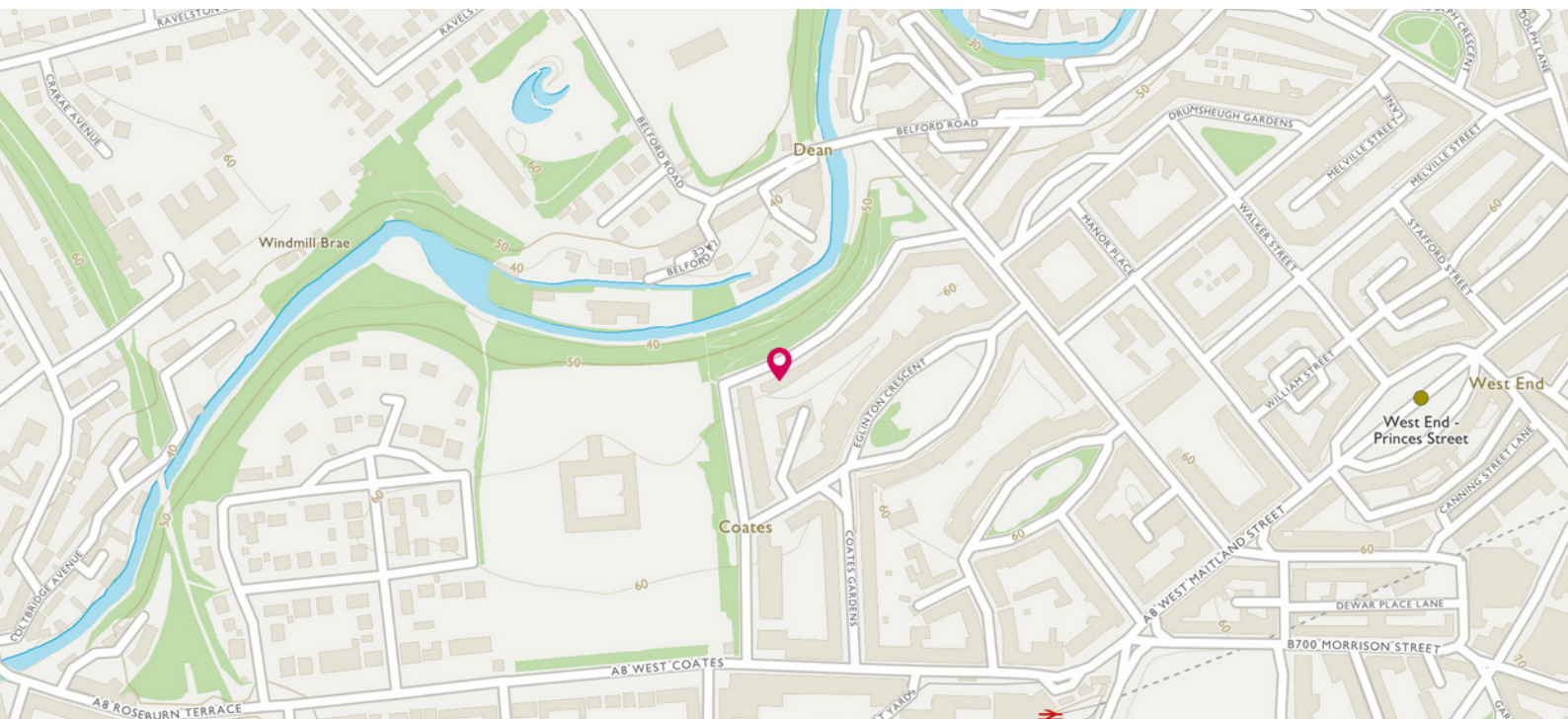


Approximate Dimensions
(Taken from the widest point)

Living Room 5.06m (16'7") x 3.97m (13')
Kitchen 3.28m (10'9") x 2.30m (7'7")
Bedroom 1 6.03m (19'9") x 3.88m (12'9")

Bedroom 2 4.43m (14'6") x 3.68m (12'1")
Box Room 2.85m (9'4") x 2.34m (7'8")
Bathroom 2.34m (7'8") x 1.68m (5'6")

Gross internal floor area (m²): 90m²
EPC Rating: D



THE LOCATION

Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The elegant buildings are renowned for offering spacious flats and townhouses with real character. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain.





Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities. The two magnificent squares, St. Andrew Square and Charlotte Square are linked by George Street and along with Queen Street, they are home to Edinburgh's business world.

There is an endless variety of restaurants and bars with every possible taste in food catered for. Hotels, theatres and cinemas are all within easy reach at the West-End and are, at most, a five-minute walk away. There are also art galleries and places of historical interest in the area.

Small, local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. These areas also provide their own local building society, banking and Post Office services.

Naturally, there are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverley Stations provide an excellent train service to all parts of the country.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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