





EDINBURGH

EH3 6QA

For those who prefer open-air facilities, Princes Street Gardens is within walking distance. It is only a short trip north on foot to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting new perspectives on otherwise familiar parts of the city.

For nominal fee residents of Royal Crescent can enjoy exclusive use of the sumptuous Drummond Place Private Gardens. Only a few minutes walk from this property's front door. The Gardens can be best described as an immaculately secluded large lawned open space of private communal garden with its natural beauty maintained by privately employed gardeners.

High street shopping facilities are available on Princes Street whilst luxury shopping can be found on Multrees Walk (e.g. Harvey Nichols, Louis Vuitton), George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants.





16A ROYAL CRESCENT

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We are delighted to present this two bedroom, main door, Georgian, basement flat to the market. The property is situated in Edinburgh's desirable New Town and is grade A listed. The accommodation is accessed down steps from the street onto a substantial private courtyard. The private front door leads to an entrance vestibule and a large welcoming hallway which provides dining space and has access to two large cupboards. The lounge is bright and spacious with a front facing window. The kitchen comes fully equipped with integrated appliances and an electric hob. It is a very light room with access out into the lovely, South facing garden, which is in great condition. The property also has two generously proportioned double bedrooms accessed off the hallway, the master bedroom faces the rear garden and benefits from en suite facilities whilst bedroom two faces the private front courtyard. Last but not least, there is a large main bathroom, modern in style, with a shower over the bath. The bathroom comes fully tiled with spotlights overhead and a chrome heated towel rail. The property further benefits from gas central heating and in keeping with the area and style of property, it has sash and case windows. The property also includes two basement cellars, both of which have been dry lined and are accessed off the private courtyard to the front of the property. It is worth noting that one cellar is currently used as a utility room and the other as a store room. All in all, this property is in an excellent location, has been well looked after and would make a wonderful home all year around.

Viewings are by appointment only.





BEAUTIFULLY PRESENTED
TWO BEDROOM BASEMENT
FLAT IN EDINBURGH'S
DESIRABLE NEW TOWN.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.44m (17'10") x 4.05m (13'3")
Kitchen/Breakfast Room	3.90m (12'10") x 2.34m (7'8")
Bedroom 1	5.18m (17') x 3.67m (12')
En-suite	1.98m (6'6") x 1.30m (4'3")
Bedroom 2	4.38m (14'4") x 3.25m (10'8")
Bathroom	3.11m (10'2") x 1.24m (4'1")

Gross internal floor area (m²): 106 | EPC Rating: C

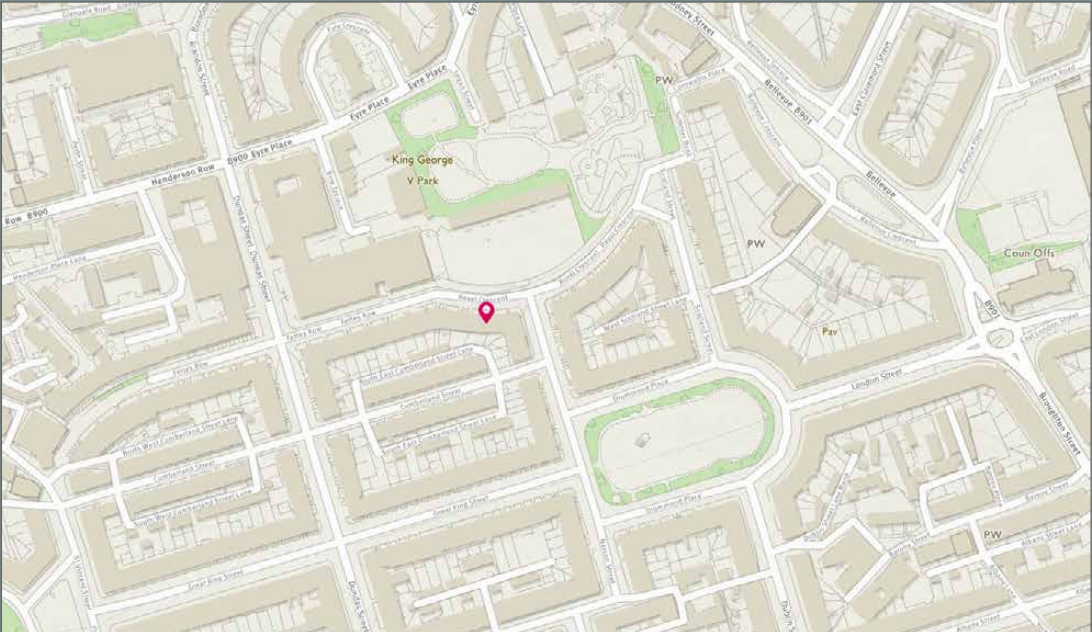


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McEwan Fraser Legal

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
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer