



3 (GF) Eglinton Crescent, Edinburgh, EH12 5DH

*Exceptional five-bedroom ground and garden flat with private front courtyard  
and enclosed rear garden*

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EDINBURGH



## DESCRIPTION

3 (GF) Eglinton Crescent is an elegant and generously proportioned double-fronted five-bedroom ground and garden flat, forming part of a converted B-Listed Victorian townhouse, offering flexible accommodation over two levels with private front courtyard including three cellars and walled rear garden. Superbly situated in the heart of Edinburgh's desirable West End, the property benefits from excellent local amenities and schools and is a convenient walking distance from the city centre. The property has been very tastefully upgraded and is in turn-key condition, whilst retaining many original period features including decorative ornate cornicing, bow fronted windows and high ceilings, fireplaces with mantel surrounds and working shutters.

On the ground floor, there is a shared entrance vestibule leading to a private entrance and welcoming hall; magnificent triple bow curved windowed drawing room with ornate cornice ceiling, open fireplace and mantelpiece surround; beautifully presented master bedroom to the rear with fireplace, twin windows overlooking the private rear garden, dressing area and spacious en-suite shower room; a further shower room on the corridor serves bedroom two, which has an open fireplace and two windows overlooking the front courtyard.

A mid-level landing leads down to the garden level where a charming hallway gives direct access to the front courtyard, and also acts as a second entrance for the property; impressive open plan living room / kitchen / dining room with patio door access to the private rear garden; modern fitted kitchen with wall and base units, integrated appliances including an AGA, and breakfast bar island, along with utility and laundry rooms; three further good-sized double bedrooms, one with en-suite shower room, and one currently used as a home office / study with custom-made wall-length bookcase; and a contemporary family bathroom with four-piece suite including bath and separate shower cubicle.



## ACCOMMODATION

Ground Floor: Entrance hall. Drawing room. Master bedroom with dressing area and en-suite shower room. Bedroom two. Shower room.

Garden level: Entrance vestibule and hall. Open plan Living room / Kitchen / Dining room. Three double bedrooms (one with en-suite shower room). Family Bathroom. Utility room. Laundry room. Storage areas throughout.

Gas central heating. Original sash & case windows. Well-maintained private front courtyard with three under pavement cellars, one of which is dry lined, and two stores. Enclosed north/north-west facing rear garden, with patio area and raised section to a lawned area with mature borders and garden arbour. Residents permit and pay & display on-street parking. There is also key access to The Eglinton & Glencairn Gardens, subject to a modest annual fee.



## LOCATION

Eglinton Crescent is one of the most sought-after residential streets in Edinburgh's desirable West End, within the UNESCO World Heritage Site and Conservation area. Famous historical and cultural attractions, main commercial thoroughfares including Princes Street, George Street, and the financial district are all within walking distance of the property. Haymarket train station and tram stop are a short walk offering fantastic commuter access to the East end of the city, all the way West to Edinburgh International Airport. Local shops cater for everyday needs with Craighleith Retail Park a short car/bus journey away with a Sainsbury's supermarket, Boots, and M&S Food Hall, and a Waitrose supermarket at Comely Bank. A short walk through nearby Dean Village leads to vibrant Stockbridge which has a village atmosphere and an excellent range of boutique shops, restaurants, bars, and bistros. The new St James Quarter, near St Andrews Square, is easily accessible by tram and features high street stores, cinemas, restaurants, the recently opened W Hotel, along with Harvey Nichols and the new Gleneagles Townhouse. Recreational facilities include the Gallery of Modern Art, and the Dean Gallery, Royal Botanic Gardens, Inverleith Park, Drumsheugh and Glenogle Swim Baths, Belford Sports Club, Edinburgh Sports Club, Dean Tennis Club, and Water of Leith Walkway and Cycle Path. Regular buses and trams run to and from the city centre and surrounding areas, with the City Bypass, Forth Road Bridge/Queensferry Crossing and main motorway networks within easy reach. There are several well-known catchment schools in the area, along with excellent private schools including Fettes College, The Edinburgh Academy, St George's School for Girls, and Stewarts Melville College.

## INCLUDED IN SALE

All fitted floor coverings and blinds, some light fittings, and most kitchen appliances (including Aga, electric oven, fridge/freezer, dishwasher, and tumble dryer). The curtains, washing machine and small utility room fridge are not included in the sale.



## PRICE AND VIEWING

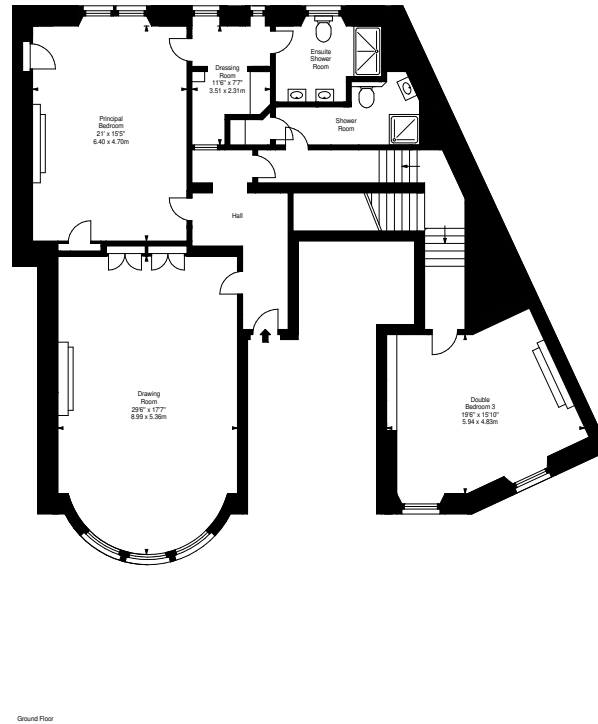
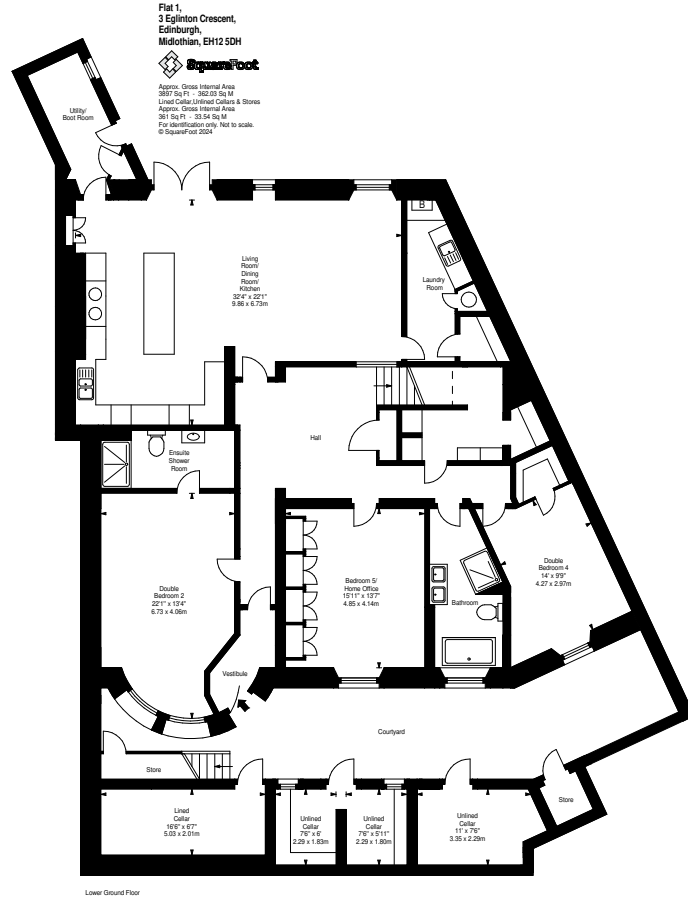
For price and viewing arrangements please contact Urquharts on 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band H

The property has an Energy Rating Category C



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).