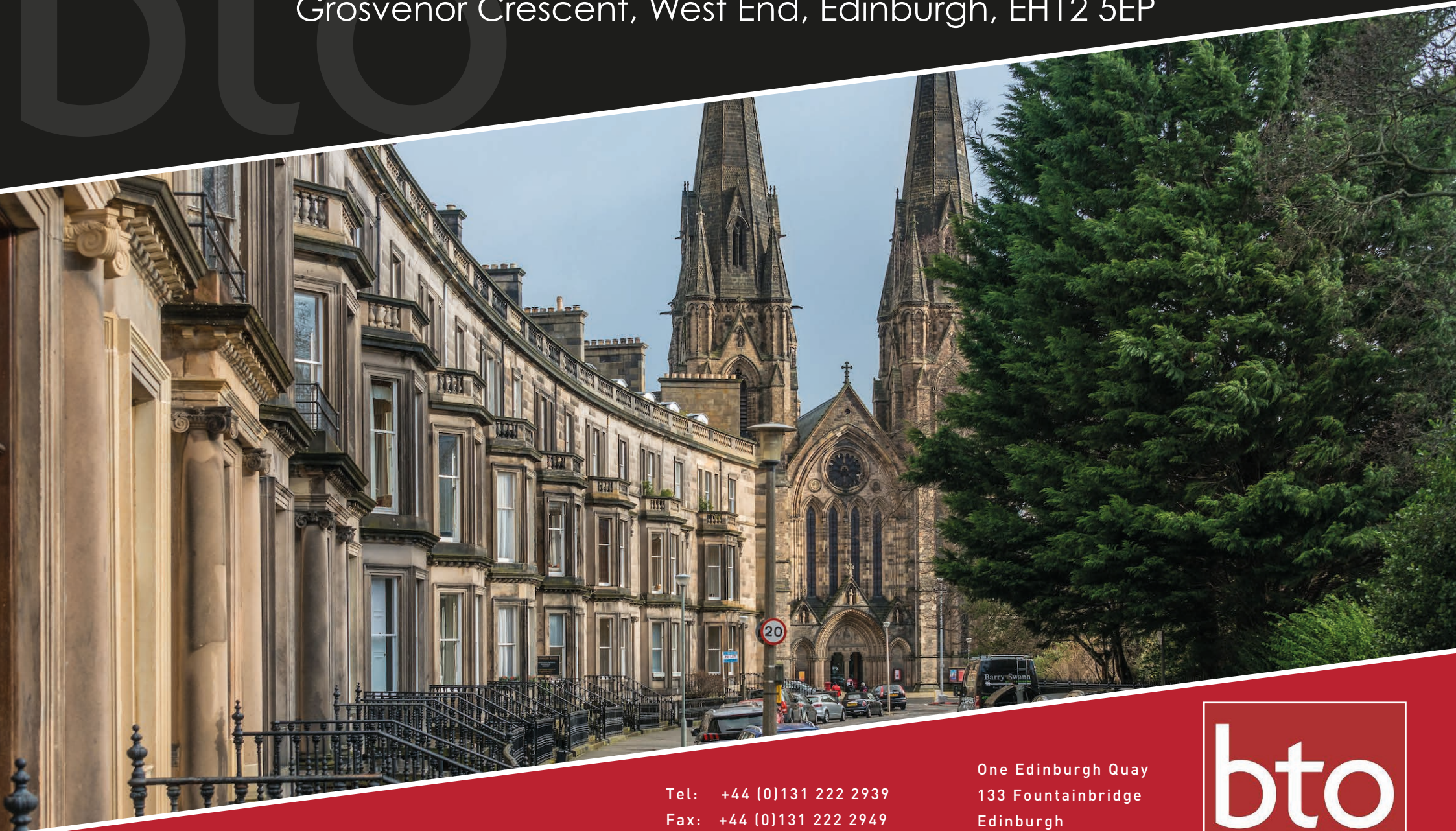


bto

7/1

Grosvenor Crescent, West End, Edinburgh, EH12 5EP



Tel: +44 (0)131 222 2939
Fax: +44 (0)131 222 2949
Web: www.bto.co.uk

One Edinburgh Quay
133 Fountainbridge
Edinburgh
EH3 9QG



- Beautiful Ground Floor Apartment in Victorian Crescent
- Entrance Hall with Stained Glass Light well
- Stunning Bay Fronted Drawing Room with Fine Period Detailing
- Smart Fitted Kitchen Opening to Garden
- Sizeable Master Bedroom with Walk-In Wardrobe
- Second Bedroom
- Family Bathroom
- Large Storage Cupboard
- Cellar in Under-Pavement Location
- Private Rear Garden
- Access to Residents Gardens
- Residents Permit Parking





PROPERTY DESCRIPTION

Located on a particularly attractive crescent in Edinburgh's highly sought-after West End, this stunning two bedroom, ground floor flat, is beautifully presented throughout, with spacious drawing room, overlooking the manicured residents gardens. The property is bursting with fine period features, intricate cornicing and ornate fireplaces, sitting comfortably beside sleek kitchen and bathroom fittings and a light and neutral decor.

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LOCATION

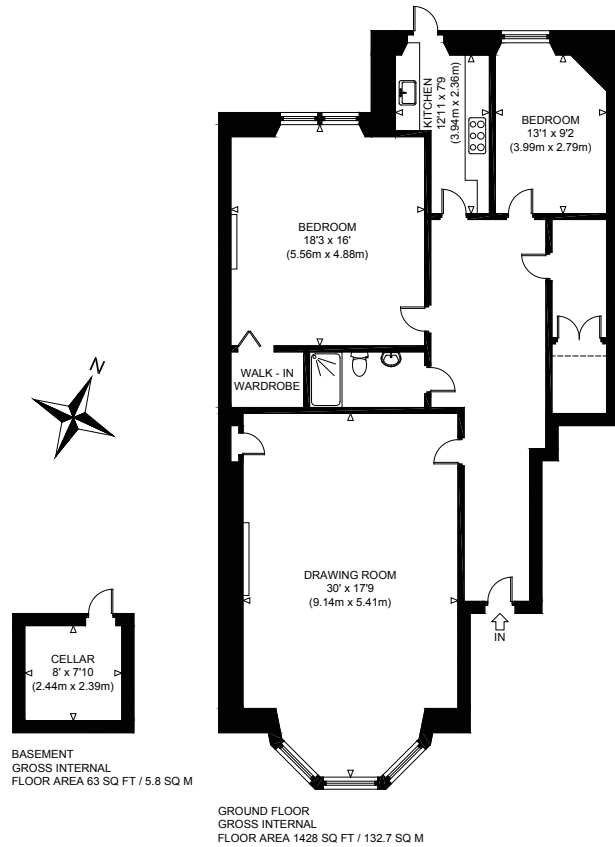
Grosvenor Crescent is a picturesque Victorian street, designed in 1869, skirting the north side of a stunning central garden, exclusively for the use of residents. The West End is a popular area of Edinburgh City Centre, well served by a variety of local eateries, coffee shops and boutiques as well as being only a short walk from the extensive amenities of Princes Street and Haymarket. The property is conveniently close to the picturesque, riverside walks along the Water of Leith in Dean Village, leading to trendy Stockbridge with its bustling nightlife and village feel. Well served for transport links, Haymarket Terrace train, tram and Bus access in and out of town and for the motorist, the A8 leads directly to the City Bypass and M8/9.

COUNCIL TAX BAND G

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Edinburgh,
EH12 5EP

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Viewings by appointment only



GROSVENOR CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1428 SQ FT / 132.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL CELLAR AREA 63 SQ FT / 5.8 SQ M
TOTAL COMBINED FLOOR AREA 1491 SQ FT / 138.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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