

3a Royal Crescent, New Town Edinburgh, EH3 6PZ

FIXED PRICE £625,000



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'Spacious A-Listed main door lower 'duplex' flat with own south-facing rear garden plus courtyard patio'





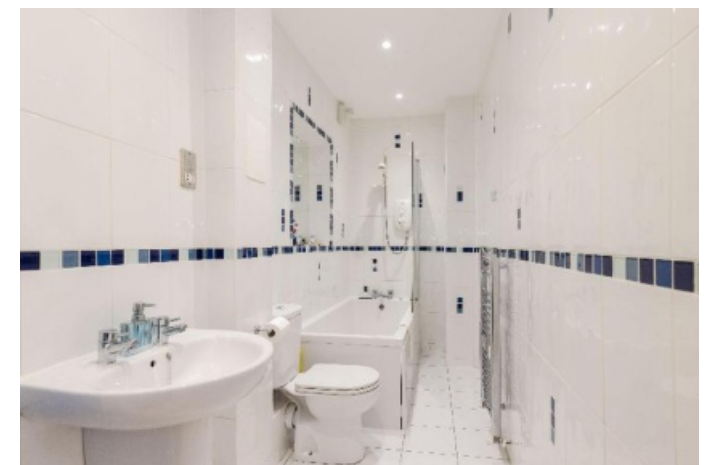
- Main door garden and lower ground duplex flat with own garden and front patio
- Living room and sunny conservatory/garden room
- Sizeable well fitted kitchen/dining room and utility room
- 3 bedrooms (master en suite) and family bathroom
- GCH and double glazing
- Sunny rear garden, gated front patio, 2 under-pavement cellars and zoned parking
- Leafy cobbled street in the highly regarded New Town Conservation Area
- EPC C

Description

This most impressive main door lower duplex flat of immense character is conveniently located in a leafy cobbled street right in the very heart of Edinburgh's prestigious New Town. It occupies the ground and lower levels of a classic stone tenement (Circa 1885) which is Listed Category A. This desirable apartment (188 sqm) boasts a front-facing public room. The larger than average dining room/kitchen offers a wealth of sleek modern cabinets, central island unit, an integrated dishwasher, oven and 5-ring gas hob with wide hood above. A handy utility room is also incorporated. There are two double bedrooms and tiled bathroom with modern W.C., bath (with shower over) and wash hand basin. The spacious master bedroom on the lower level offers the luxury of a stylish en suite shower room plus dressing room.







Central Heating

Gas central heating is completed by double glazed timber windows. There is also an electric heater in the conservatory and log-burner in the living room.

Garden, Cellarage and Parking

The property has the major advantage of its own stone-flagged entrance patio with classic black railings and two under-pavement cellars (lined and floored). There is a very sunny enclosed rear garden of tiered design. Ample zoned parking is provided.

Location

Cobbled Royal Crescent is a significant part of Edinburgh's much admired Northern New Town, a protected Conservation Area and World Heritage Site. This most central, tranquil and leafy setting which is directly bounded by George V Park. It is quite literally a few yards away from Stockbridge lined with coffee shops, bars to suit all tastes, wine merchants and speciality food stores. The location also offers ready access to Princes Street, George Street, large retail fashion outlets and major tourist attractions. The delights of the Water of Leith Walkway and Inverleith Park are close by. Waverley Rail Station, the main bus station, airport terminus and tram routes are all only a short walk away.

Extras

All flooring, carpets and curtains, the oven, gas hob, cooker hood, integrated dishwasher, fridge/freezer and washing machine are included in the sale price.

Council Tax and EPC

The property is in Council Tax band F and has a C EPC rating.

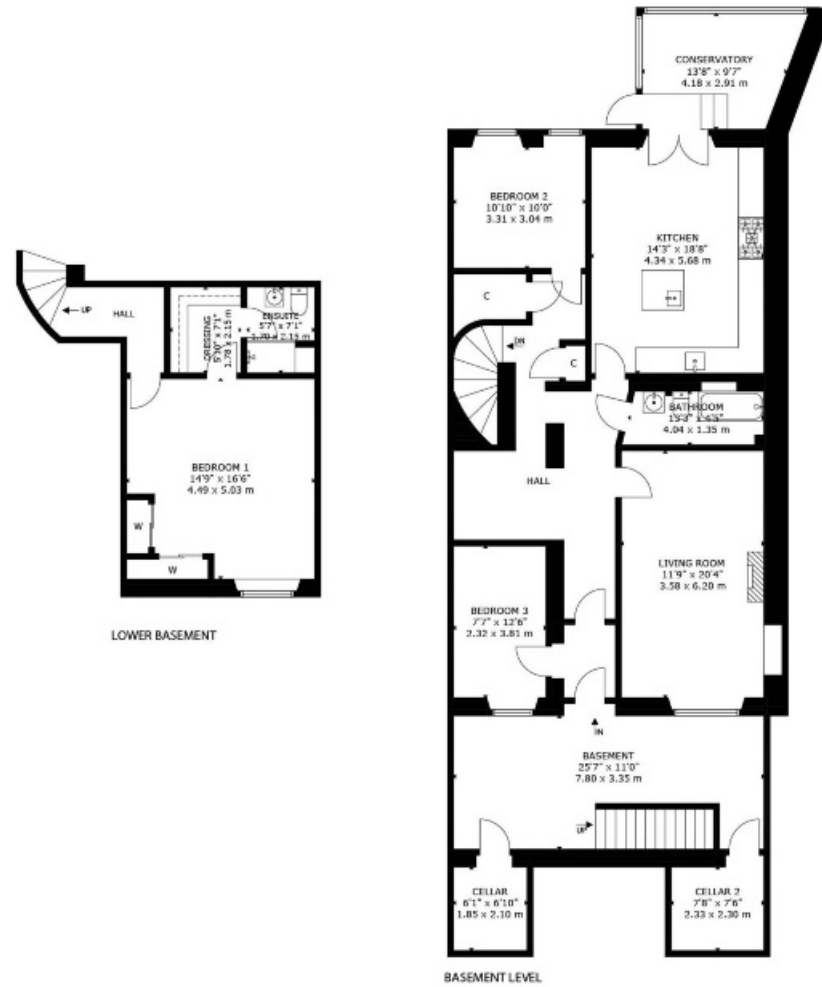
Valuation

The property has been valued by Chartered Surveyors at £650,000 and the Home Report is available via the ESPC web site.

Viewing

To view telephone Agents on 0131 229 3399 (0759 58 206011 out with office hours).





3A ROYAL CRESCENT, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,030 SQ FT / 188 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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