

COULTERS<sup>®</sup>

51 Warriston Crescent  
Edinburgh  
EH3 5LA



This rarely available, and unique main door, garden flat spans the lower ground floor of a classical Georgian tenement on a delightful crescent within the Inverleith conservation area. It occupies an unrivalled location that offers the best of both worlds with superb amenities on the doorstep coupled with a peaceful, almost 'hideaway position' with a beautiful garden outlook. The property has been fully renovated to a very high specification and retains real character set amongst neutral décor that offers a buyer a blank canvas for their own personal choices on interior design. The flexible layout is likely to appeal to a broad range of purchasers with the third bedroom possibly suiting families or being ideal for an office or business space given the added benefit of having its own separate entrance. Direct access to the little used, and well-maintained residents' gardens will no doubt appeal to those looking for outdoor space, whilst there are also two cellars that offer excellent additional storage.

#### Living/dining room

Elegant, light filled and spacious, with a direct view out to the garden through the large sash and casement windows. The room offers plenty of space for both living and dining and is conveniently positioned next to the kitchen making it an excellent space for entertaining.



#### The property comprises:

- Impressive vestibule and entrance hall
- Curved living/dining room with views over gardens
- Contemporary kitchen with direct link to living/dining room
- Large double bedroom with two sash and casement windows and garden outlook
- Second bedroom with dressing area and en-suite shower room
- Flexible, third bedroom currently in use as a home office with private entrance
- Contemporary family bathroom with storage
- Direct access to residents' gardens with community tennis and bowling club just yards away
- Gas central heating
- Residents permit parking
- Peaceful setting by the Water of Leith

## Kitchen

The contemporary kitchen is accessed directly from the living/dining area and has been well-designed with sleek, handleless units, marble effect stone worktop, hardwood flooring and NEFF integrated appliances.



## Bedrooms

Bedroom one, to the front of the property, is particularly spacious and allows plenty of space for large furniture pieces or could equally be used as a larger living space if desired. It benefits from two large sash and casement windows which offer a pleasant outlook over the garden. The second bedroom is another good double which is full of character having a dressing area built in below the outline of the tenement stair. It also has a modern en-suite shower room with its own window. Bedroom three is a versatile space and is currently set up as a home office that benefits from its own private entrance. The green, garden outlook makes this a fantastic place for working from home or perhaps using as a studio.



## Bathrooms

The property has both a family bathroom and an en-suite bathroom to bedroom two. Both rooms are contemporary in style and complemented with grey porcelain tiling. The main bathroom also contains built-in storage that houses a washer dryer.



## Extras

All fixtures and fittings are included in the sale.



## Area

Built in the early 1800s, Warriston Crescent follows the curve of the Water of Leith. It is situated in the highly sought-after residential neighbourhood of Inverleith, located on the eastern edge of Edinburgh's historic New Town, within walking distance of the city centre. The property lies just a short walk from the East Gate of the world-renowned Royal Botanic Garden Edinburgh on Inverleith Row, home to over 70 acres of exotic and rare flora and fauna. The 'Botanics' sits adjacent to Inverleith Park, a large expanse of greenery in the heart of the city offering community tennis courts and a children's play park. The area is well catered for in terms of local amenities with a post office, chemist, cafes, local shops and a large Tesco all accessible on foot. The cosmopolitan delights of nearby Stockbridge, with its bustling village atmosphere, specialist shops, restaurants, cafes and weekly food market, is just a 10-minute stroll along The Water of Leith Walkway. The property is within the school catchment area for Broughton Primary School and Drummond Community High School. There is an excellent selection of private schools available nearby including Edinburgh Academy, Fettes College, Erskine Stewarts' Melville Schools (ESMS) and St George's School for Girls. Edinburgh's city centre is within easy walking distance and there are also regular bus services from Warriston Road. There are also regular tram and bus services from the city centre to Edinburgh International Airport.

**Warriston Crescent,  
Edinburgh, EH3 5LA**

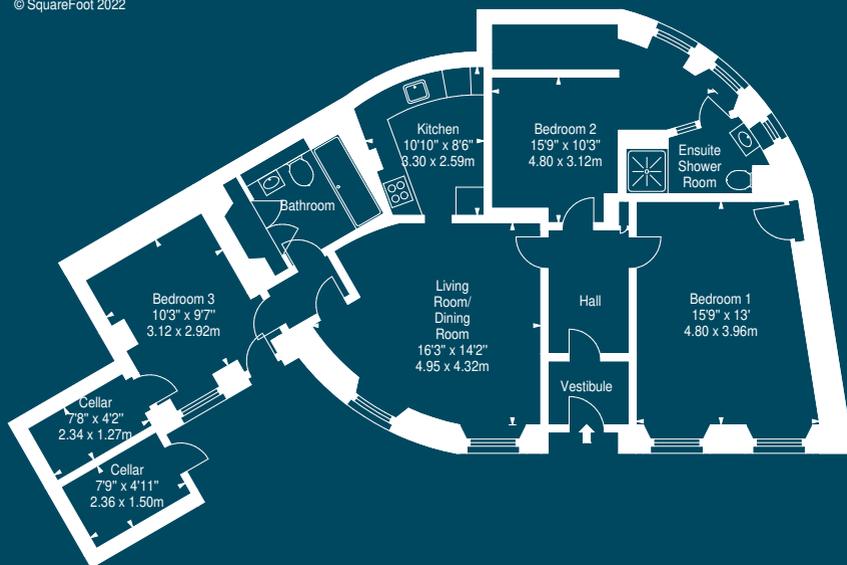


Approx. Gross Internal Area  
1103 Sq Ft - 102.47 Sq M

(Including Cellars)

For identification only. Not to scale.

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Lower Ground Floor

# WELCOME HOME <sup>©</sup>

## Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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