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6/3 Douglas Crescent, West End, EH12 5BB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



EPC: D (57)

Council Tax - F

About the Property

Located within Edinburgh's West End, this two bedroom top-floor flat makes for an ideal City Centre residence. Upon entering the property you will find both a cloak and a utility cupboard, while the sitting room has a feature gas fireplace and large south-facing windows. The kitchen also benefits from a range of integrated appliances, including an induction 4 hob/oven, extractor hood and dishwasher.

There are two spacious double bedrooms, both of which with storage cupboards, one also having a feature fireplace and the four-piece bathroom includes a sky light and a chrome heated towel rail. This property also benefits from secure door entry system, gas central heating and single glazed sash & case windows throughout.

Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the City. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

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