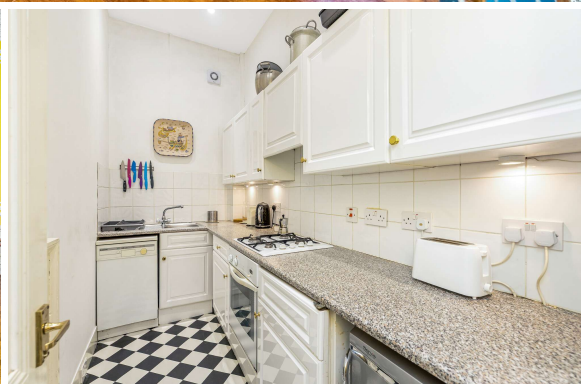
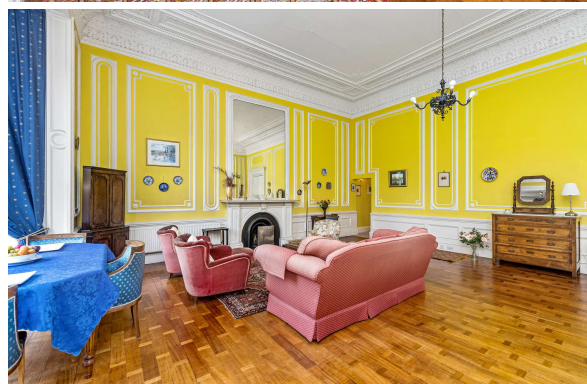




16/3 Grosvenor Crescent
WEST END | EDINBURGH | EH12 5EL

warners
solicitors & estate agents



16/3 Grosvenor Crescent

WEST END | EDINBURGH | EH12 5EL

Grosvenor Crescent was designed by John Chesser in the 1860s. It is connected to Lansdowne Crescent by a private garden in the centre of both Crescents. At the eastern end of the crescent the magnificent spheres of St Mary's Cathedral can be seen from the drawing room. The apartment boasts exceptional period features which form part of a converted B-listed Victorian townhouse.

The shared front door is accessed by an entry phone system. Inside there is a spacious hallway with stairs leading to the first floor landing with original twin timber doors opening into the flat. Midway up the stairs are two impressive glass doors for accessing the shared balcony overlooking gardens to the rear of the property. The unique dining room of the apartment has a high ceiling and tall windows which create an exceptional ambiance of light and space. The room is adorned with examples of fine decorative cornicework and wall mouldings, original wooden paneling, a floor to ceiling wall mirror which magnifies the space and well preserved parquet wooden flooring. The dining room overlooks the carefully manicured gardens of the crescent. The exceptionally large space provides ample room for relaxation, dining, entertaining and working from home if required. Additional accommodation includes a large double bedroom with twin windows and cornicework, a fitted galley kitchen and a shower room with toilet. There are two storage spaces in the bedroom and a larger one accessed from the short hallway connecting the drawing room to the rest of the apartment. Residents of the Crescents can access the well maintained garden on the payment of a small annual fee.

- Exceptionally well proportioned drawing/dining room
- Fitted kitchen
- Generous sized double bedroom with two storage cupboards
- Shower-room with mixer shower
- Storage box room
- Gas central heating
- Grand entrance to building
- Communal balcony with space for seating
- Access to the Crescent's superbly stocked residents' gardens upon payment of an annual fee
- Permit parking on street
- Excellent amenities and transport links within walking distance.

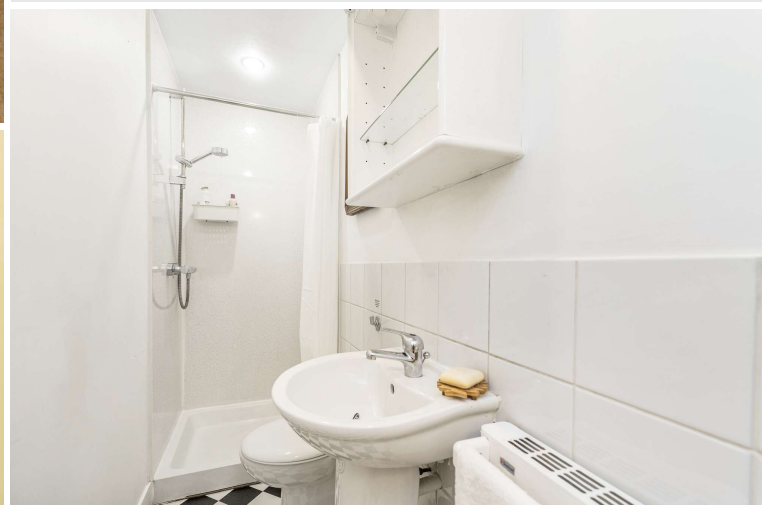
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council Tax E. Energy Rating E.

All fixtures, fittings, curtains, kitchen appliances, and other items of furniture upon the buyer's request will be included in the sale. The table in the bay window in the living room is available under separate negotiations.

The property is located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc