

3/3 RANDOLPH CLIFF

West End, Edinburgh, EH3 7TZ



GILSON GRAY

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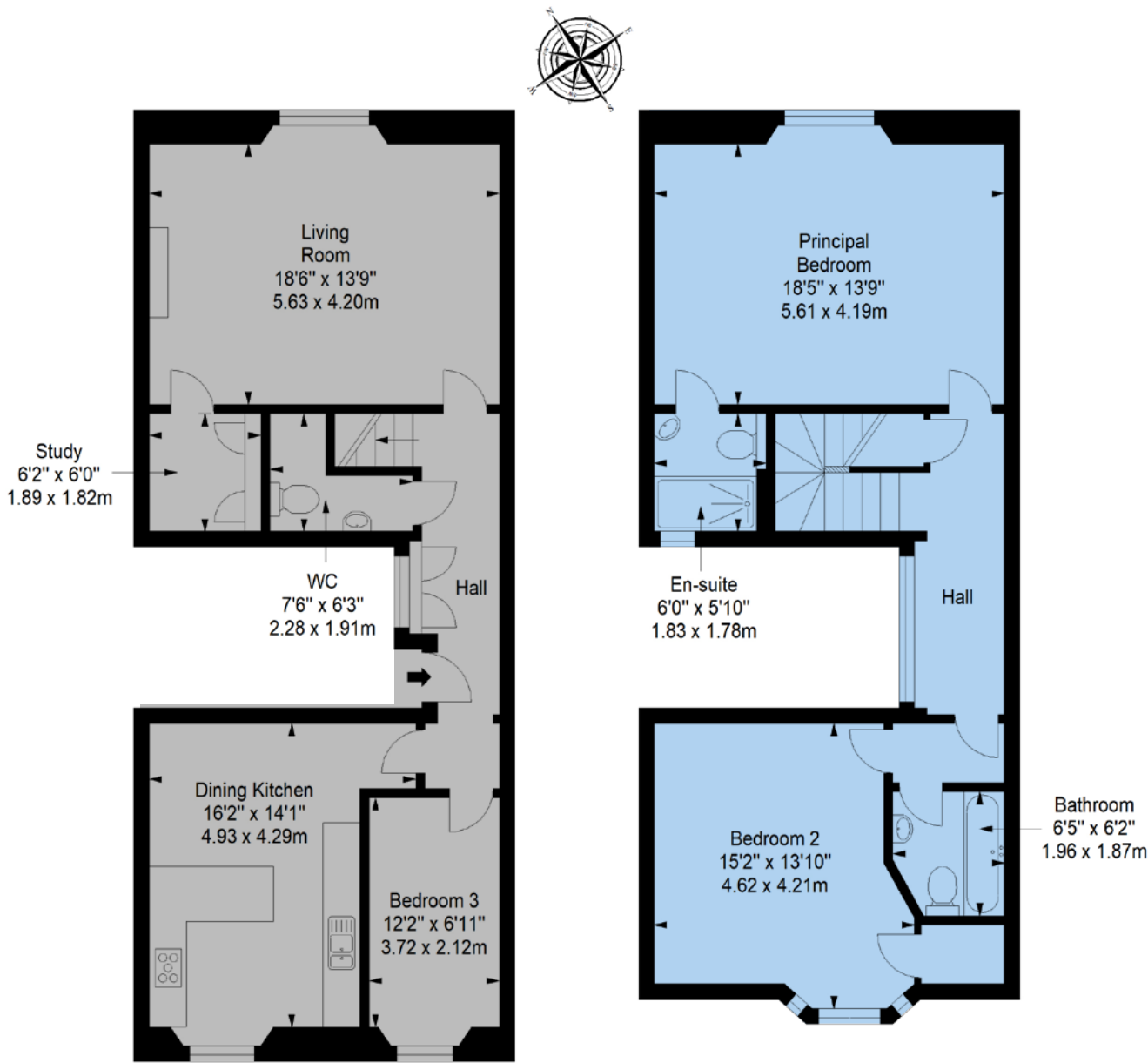
PROPERTY NAME
3/3 Randolph Cliff

LOCATION
Edinburgh, EH3 7TZ

APPROXIMATE TOTAL AREA:
133.6 sq. metres (1438.1 sq. feet)

● SECOND-FLOOR ● THIRD-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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3/3 RANDOLPH
CLIFF





WELCOME TO

3/3 Randolph Cliff

Set within a significant A-listed classical terrace (1822) by the prominent Scottish architect James Gillespie Graham, this three-bedroom duplex apartment is an exclusive Georgian home in an equally exclusive setting. Occupying the second and third floors, it promises spacious rooms with high ceilings, character, and modern finishings, including an elegant living area with far-reaching views, as well as a Shaker-inspired dining kitchen and a useful study. For added convenience, it benefits from a quality WC, en-suite, and family bathroom. Within easy walking distance of all the city centre offers, the home is nestled by the Water of Leith forming part of the New Town conservation area and World Heritage Site. It is a highly sought-after locale in Edinburgh's fashionable West End, which also allows homeowners access to the spectacular Dean Gardens (upon successful application and a nominal annual fee).

GENERAL FEATURES

An exclusive duplex apartment in the West End
Part of a significant A-listed Georgian building
Set within the New Town conservation area
Light interiors and wooden floorboards
Inspiring elevated views to the Firth of Forth
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Charming entrance hall with storage and a WC
Large living room with a feature fireplace
Study with fitted shelves and cabinet storage
Shaker-style dining kitchen
Upper hall with built-in storage and generous glazing
Two expansive, light-filled double bedrooms
Versatile third bedroom/home office/playroom
High-end three-piece en-suite shower room
Modern family bathroom with a three-piece suite
Private attic space for further storage

EXTERIOR FEATURES

Can apply for access to the exclusive Dean Gardens
Controlled permit parking available (Zone 1A)

Welcome to a large duplex
apartment in a

PRESTIGIOUS LOCATION



The flat is reached via a shared entrance and stairwell, with its front door opening on the second floor to a charming hall with storage and a WC. The light décor and wooden floorboards found here set the aesthetic standards throughout.

A LARGE LIVING ROOM

with a study and Dean Valley views

The living room expands over 258 square feet, accommodating an excellent range of comfy furnishings. It has tasteful decoration which adds to the elegance of the room, while allowing new buyers to easily add their own stamp. The wooden floorboards bring a warm glow to the aesthetic, as an oversized window floods the entire space in natural light, framing leafy views over the picturesque Dean Valley. Just off the living room, there is a study, with fitted shelves and cabinet storage, providing an intimate space for relaxing with a good book.





A spacious dining kitchen with
A PREMIUM DESIGN





A shaker-style dining kitchen

Enjoying a southwest-facing aspect, the dining kitchen is a generous, light-filled space with timber-toned cabinetry. The Shaker-style design is complemented by the attractive décor and a

neat line of white splashback tiles. Integrated appliances add the final touch of sophistication, bringing the space a cohesive finish.



THREE BEDROOMS

offering space and versatility



The principal and second bedrooms are on the third floor off an upper hall with storage and generous glazing, bringing further light into the home. Both bedrooms are expansive, light-filled doubles that offer ample floorspace for a wide selection of bedside furnishings. The principal bedroom has the larger footprint and stunning views over Edinburgh's historic skyline to the Firth of Forth. It also has access to a private attic space and the luxury of a high-end en-suite shower room. The

second bedroom, on the other hand, features built-in storage and a southwest-facing aspect.

On the second floor, there is also a third bedroom which provides homeowners with additional versatility and potential for creative use. Whether used as a sleeping area, an office, or playroom, it offers superb adaptability to change with your needs.





The principal bedroom has the larger footprint and stunning views over Edinburgh's historic skyline to the Firth of Forth



BATHROOMS

The convenience of an en-suite, WC, and family bathroom

In addition to the en-suite and WC, there is also a family bathroom which is conveniently set beside the second bedroom. It features a modern three-piece suite and over-bath shower.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven/grill, five-burner gas hob, wine fridge, dishwasher, and washing machine), and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



EXPLORE

7 acres of the exclusive Dean Gardens

For a small annual fee, homeowners can apply for access to the impressive Dean Gardens: one of the largest private gardens in Edinburgh, spanning over 7 acres which are shared exclusively by local residents. Founded in the late 1860s, this Victorian garden remains largely unchanged from its original planning, featuring a series of planted slopes and vast lawns, with inspiring views over the Dean Valley. It now has a children's play area too, providing a delightful space for families. The property also falls within a controlled permit parking area (Zone 1A), ensuring residents have space to park.



The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital



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WEST END

Edinburgh



The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.





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