



Stylishly presented, with impressive city views

Three-bedroom, top-floor apartment



Set within an attractive Victorian terrace dating back to 1831, this beautifully presented three-bedroom top-floor apartment combines period character with stylish contemporary living. Upgraded throughout and offered in true walk-in condition, the property provides generous, well-appointed accommodation, complemented by wonderful views across the city towards Edinburgh Castle and Arthur's Seat. Accessed via a communal entrance and stair, which leads to a private staircase and welcoming hallway. The impressive open-plan kitchen, dining and living space forms the heart of the home, offering an inviting setting for both everyday living and entertaining. The contemporary kitchen is fitted with smart modern units, integrated appliances, attractive tiling and recessed spot lighting, while the generous proportions comfortably accommodate both dining and seating areas. The outlook is particularly appealing, with far-reaching views towards some of Edinburgh's most recognisable landmarks. The principal bedroom is situated to the rear of the property and benefits from twin windows and fitted wardrobes. An attractive ensuite shower room completes the space, featuring a walk-in shower with rainfall showerhead, stylish tiling and a skylight that enhances the bright, modern feel. A second double bedroom enjoys the same captivating city views as the main living area, while a further single bedroom offers flexibility for use as a guest room, home office or study. The main bathroom adds a touch of classic elegance, featuring a striking roll-top bath, complementary wall tiling, a tiled floor and a window providing natural light. Further benefits include permit parking and the option to obtain access to the beautifully maintained Belgrave Crescent Gardens, subject to an annual fee.

Key Features

- Communal entrance leads to private staircase and hallway
- Spacious open-plan kitchen, dining and living area
- Master bedroom with fitted wardrobes and ensuite shower room
- Two further bedrooms
- Family bathroom featuring a traditional roll-top bath
- Gas central heating and partial double glazing
- Option to have access to Belgrave Crescent Gardens subject to an annual fee
- Permit parking



West End

Ideally positioned for enjoying the best of Edinburgh city living, the property is conveniently located for the vibrant cafés, independent shops and restaurants of Stockbridge, while Princes Street and the city centre are also within easy reach. The West End incorporates a mix of impressive stone-built period properties, including some fine New Town terraces - all close to the heart of the city centre. Haymarket railway station, the tram network, and regular bus services offer superb transport links. It is well-placed for Edinburgh's financial district and all the amenities of the vibrant city centre, including shops, supermarkets, restaurants, bars, cafés, leisure facilities, cinemas, and gyms. To the south are the Modern Art galleries with access to the Water of Leith walkway, whilst to the north, Edinburgh Quay sits at the end of the Union Canal, offering fine canal side walkways and cycle paths, whilst a little further beyond are the open spaces of the Bruntsfield Links and The Meadows.



Extras

All fitted floor coverings, light fittings, oven, hob, microwave, washing machine, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

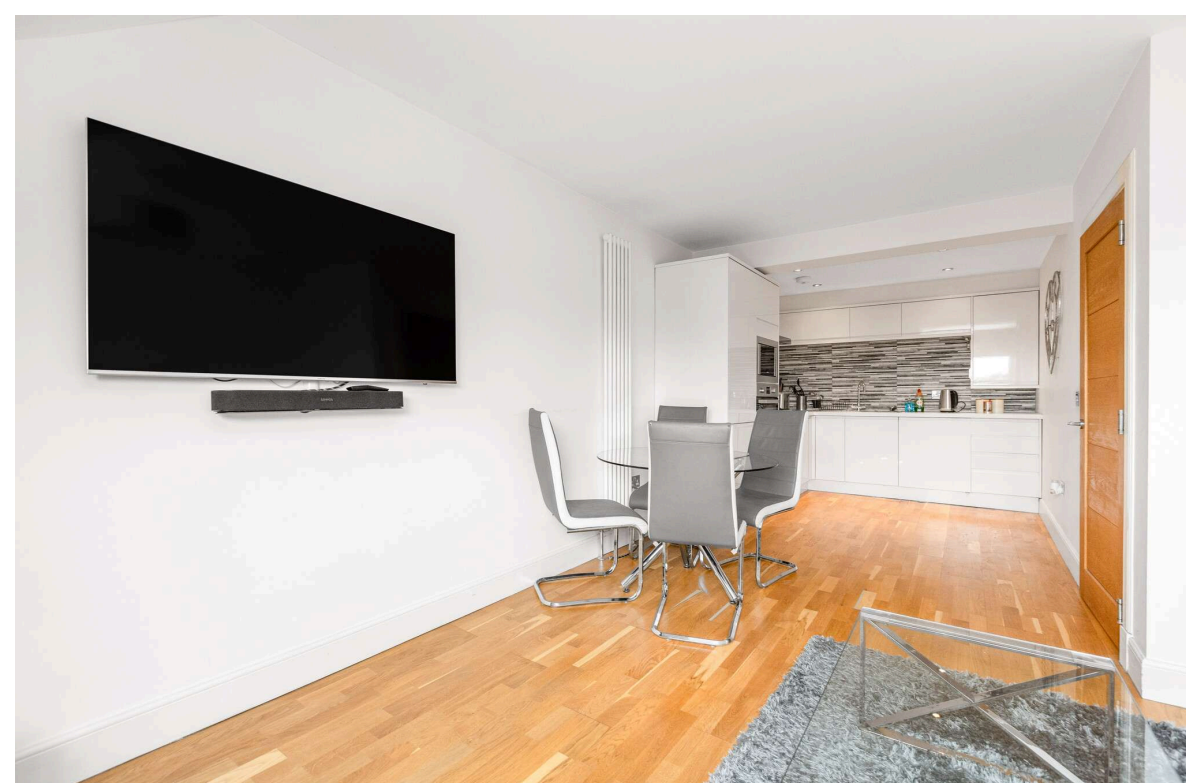
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EPC Rating

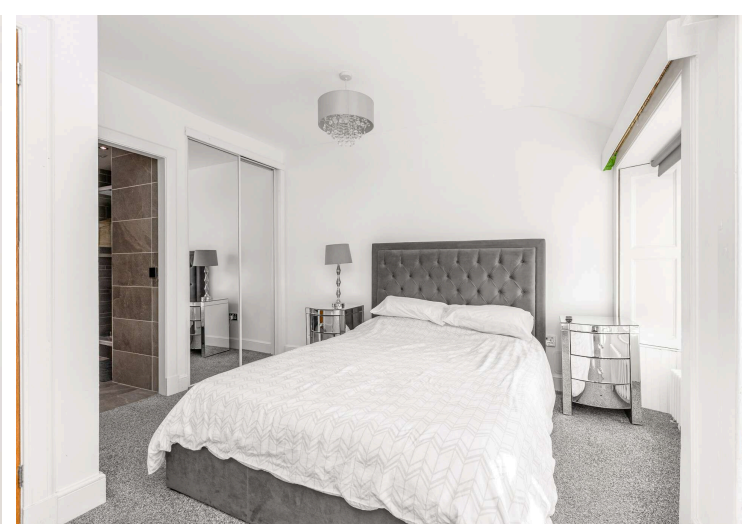
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Tenure

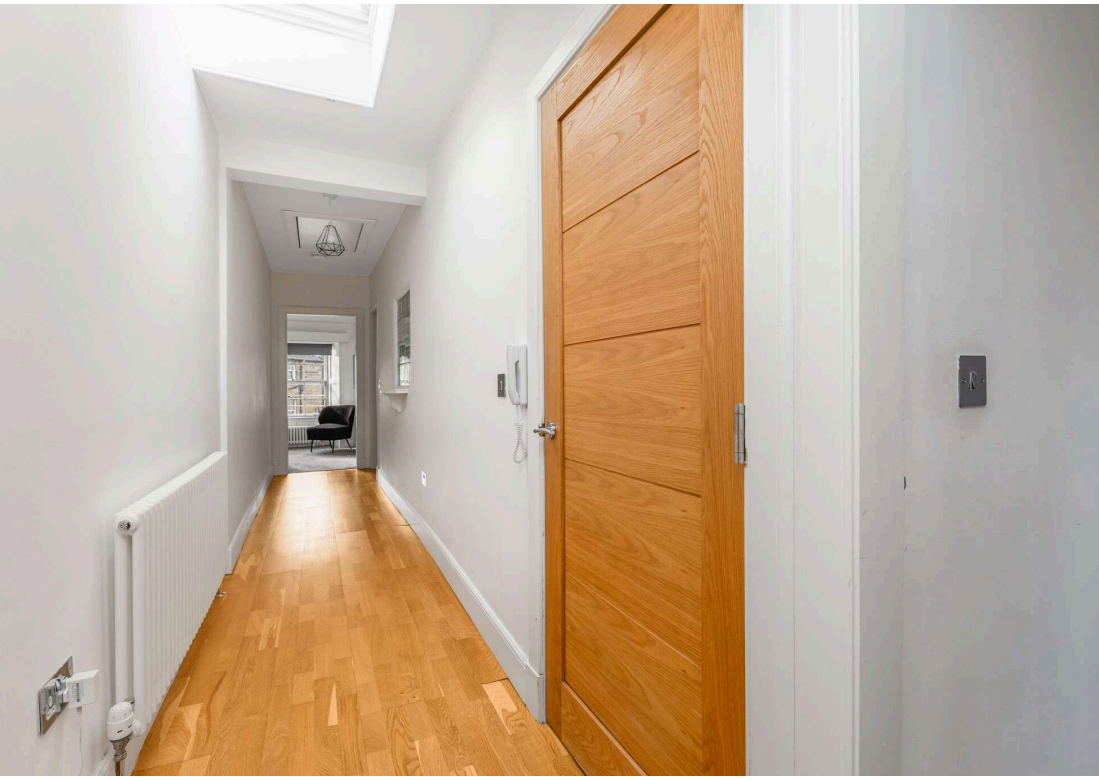
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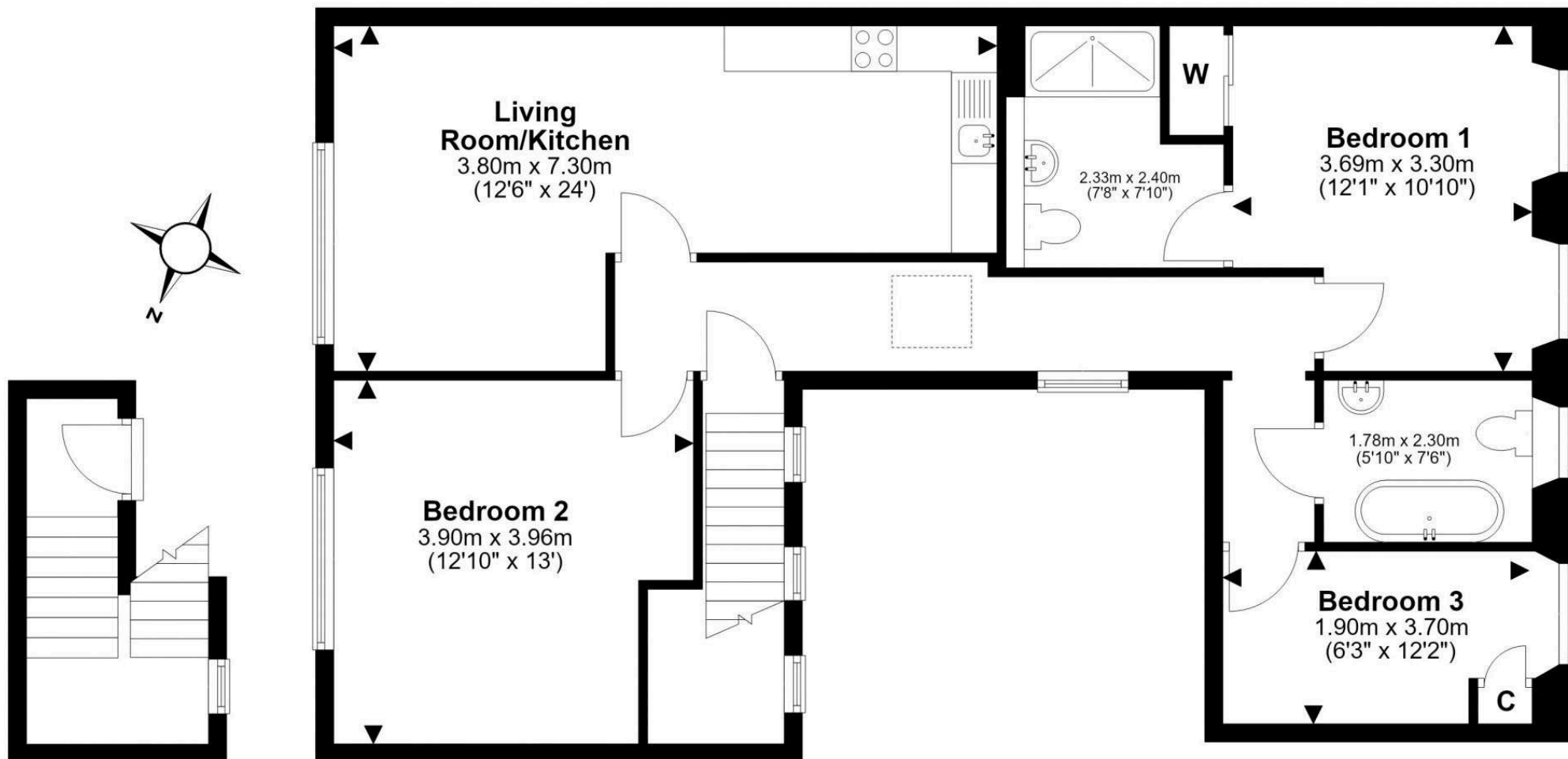












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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