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FLAT 8, 26 DRUMSHEUGH GARDENS

WEST END, EDINBURGH, EH3 7RN

1 BED | 1 BATH | 1 PUBLIC







TAKE A LOOK INSIDE

With a prime position in Edinburgh's West End, Flat 8, 26 Drumsheugh Gardens is a beautifully presented, B-Listed top-floor apartment, enjoying breathtaking open views across the city and over the Firth of Forth to Fife. Set within an impressive traditional sandstone building, the property combines elegant period surroundings with bright, contemporary interiors and the convenience of lift access. The location is particularly appealing, with the shops, restaurants and transport links of the West End close at hand.

The property is accessed via an impressive shared entrance hall, featuring ornate timber panelling, a sweeping staircase and a secure entry system. Inside, the accommodation is thoughtfully arranged, with an impressive open-plan sitting room and kitchen forming the heart of the home. Generous windows make the most of the far-reaching outlook, while a traditional fireplace with working gas fire provides an attractive focal point to the sitting area. The kitchen is fitted with sleek contemporary cabinetry and quality Miele integrated appliances, with ample worktop space and room for dining. A separate utility room provides useful additional space for laundry and household storage.

KEY FEATURES

- Stunning top floor flat with lift access.
- Breathtaking views across the city to the Firth of Forth & Fife.
- Beautifully presented with modern, open plan living.
- Access to Drumsheugh Gardens (for an annual fee).
- Permit parking available.
- Located in Edinburgh's prestigious West End.
- EPC Rating - C
- Council Tax Band - E





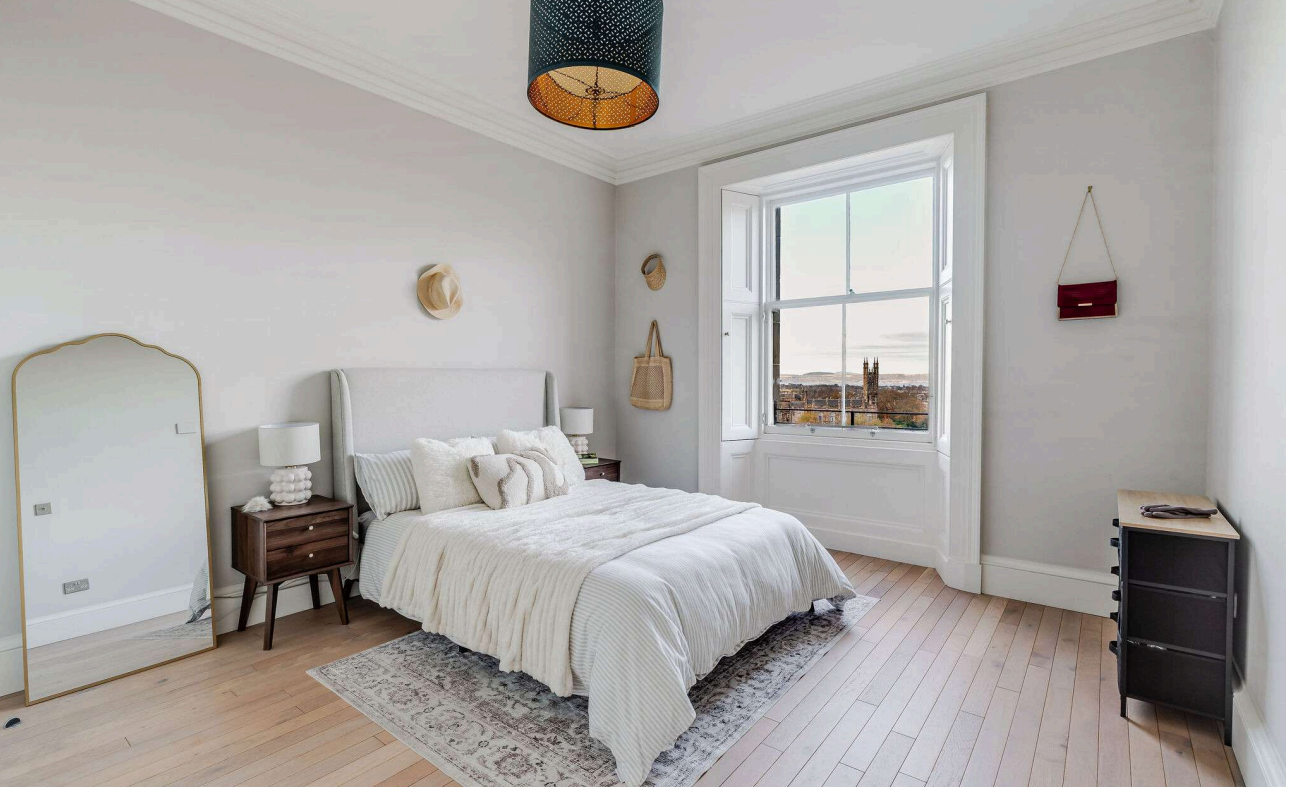


The spacious double bedroom is particularly attractive, featuring fitted wardrobes and further enjoying the wonderful open outlook. The contemporary bathroom completes the accommodation, fitted with a bath and overhead shower, wash hand basin and WC, with natural light provided by a skylight.

Residents' permit parking is available on the surrounding streets while the beautiful, private Drumsheugh Gardens are available for residents to enjoy by arrangement of an annual fee.

The building is factored by Hacking and Paterson for an approximate quarterly fee of £450 which includes buildings insurance and lift maintence. A deposit of £1,200 is also payable upon purchase.







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THE LOCAL AREA

Drumsheugh Gardens is positioned within Edinburgh's UNESCO World Heritage Site and the New Town Conservation Area. The immediate surroundings offer an enviable balance of peaceful residential living and exceptional city convenience. Just moments from the property are the cafés, restaurants, wine bars and independent businesses of William Street, Stafford Street and Queensferry Street, while the cosmopolitan amenities of Princes Street and George Street are all within a comfortable walk.

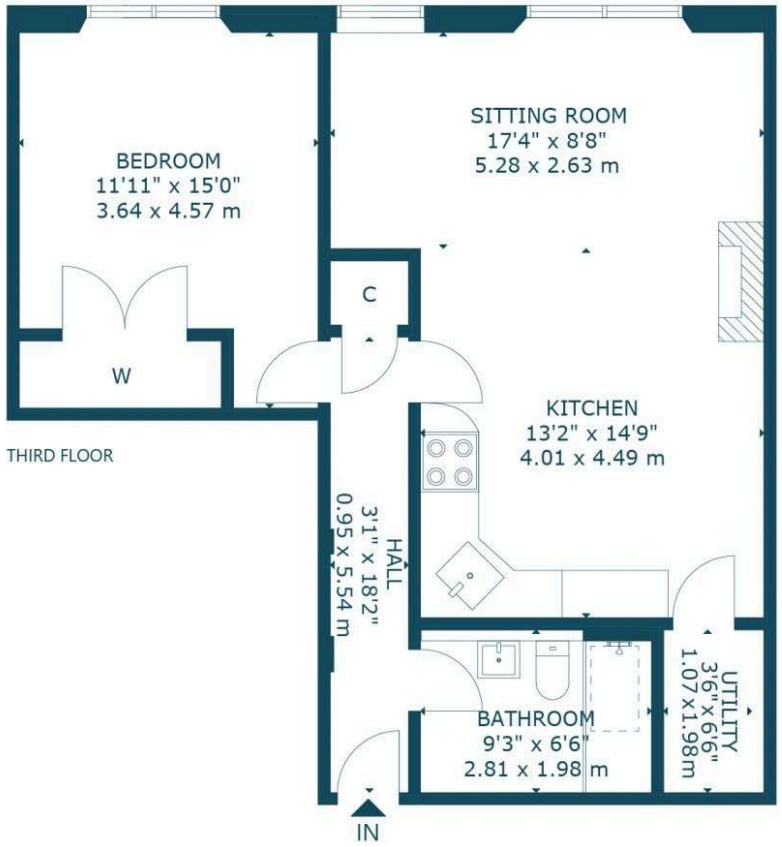
Residents also enjoy easy access to the picturesque Water of Leith Walkway, Dean Village and popular Stockbridge, where an excellent selection of independent boutiques, cafés and the popular Sunday Market can be found. Haymarket Station, Edinburgh Trams and numerous bus services are all nearby, offering excellent transport links throughout the city and direct connections to Edinburgh Airport.

EXTRAS

All light fittings and integrated kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £425,000


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26/8 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.