



lindsays

14/1 Claremont Crescent
New Town, EH7 4HX

"An elegant and beautifully presented raised ground floor flat which retains many original features including ornate cornicing and stripped wood floors"

- Well maintained shared entrance
- Welcoming hall
- Elegant sitting room/dining room with stripped wood floor and fireplace which is open plan to superb modern fitted kitchen with large island
- Master bedroom with pleasant outlook and luxury en-suite shower room
- Second well proportioned double bedroom
- Family bathroom
- Gas central heating
- Many fine original features
- Access to Clarendon Crescent gardens (on payment of a modest fee)
- Permit parking
- Excellent local amenities

EPC Rating C

OFFERS OVER £400,000



Description

An elegant and beautifully presented raised ground floor flat which retains many original features including ornate cornicing and stripped wood floors. Enviably located in a quiet street in highly regarded and sought after residential area, which is within walking distance of excellent local amenities and the city centre. In brief accommodation comprises; entrance shared with only one other property, welcoming hall, spacious sitting room/dining room with fireplace, stripped wood floors and pleasant outlook onto Claremont Crescent, superb modern open plan fitted kitchen, large master bedroom with luxury en-suite shower room and pleasant outlook to the rear, second well proportioned double bedroom, modern family bathroom and gas central heating. On payment of a modest fee, the property also has access to the well maintained shared gardens on Claremont Crescent.

Area

Claremont Crescent is enviably located in the city's celebrated New Town conservation area and UNESCO World Heritage Site. Classic Georgian architecture and cobbled streets, together with clusters of small speciality shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient city centre environment. To the North lies the Royal Botanic Gardens and Inverleith Park and to the south, Princes Street and the city centre. Indeed, Princes Street is within 5 minutes on foot. Also within a few minutes are the designer shops on George Street, Harvey Nichols, Jenners and John Lewis. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of cosmopolitan restaurants. The financial sectors based at St. Andrews Square, Lothian Road and at the West End are all immediately on hand. Both Haymarket and Waverley Rail Stations are within walking distance and a tram stop on York Place provides a direct link with Edinburgh International Airport.

Viewing

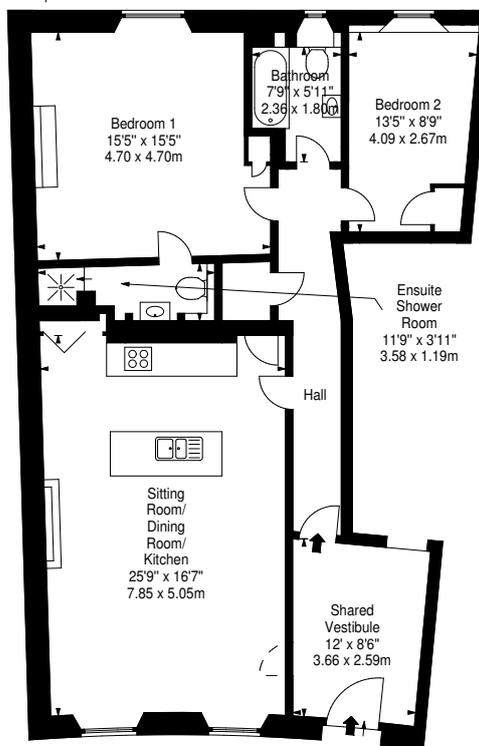
by appointment contact Lindsays – propertyadmin@lindsays.co.uk



Claremont Crescent,
Edinburgh, EH7 4HX



Approx. Gross Internal Area
1013 Sq Ft - 94.11 Sq M
For identification only. Not to scale.
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Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.