Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

6 ROYAL CRESCENT, EDINBURGH, EH3 6PZ

Located in Edinburgh's prestigious New Town, within walking distance of the city centre and Stockbridge, this elegant three-bedroom main door property, part of a Category A listed building, combines generous proportions with beautiful period features and a desirable south-east-facing rear garden.

To the right of the entrance vestibule and welcoming hallway lies a bright and spacious living room. This impressive space features high ceilings, ornate cornicing, a ceiling rose, and an original marble mantelpiece with an open fireplace, creating a warm and inviting setting for everyday living and entertaining. There is also a generously proportional dining hall. At the rear of the property, a south-east-facing dining kitchen enjoys pleasant views over the garden. Finished in a modern style and arranged in an L-shaped layout, it includes white wall and floor units, wood-effect worktops, a tiled splashback, and integrated appliances comprising a gas hob, oven, and extractor hood. The accommodation comprises three well-proportioned carpeted double bedrooms, each offering a comfortable and restful retreat. All benefit from high ceilings, a tasteful décor, and attractive period detailing such as cornicing, with the front bedroom further enhanced by an original fireplace. The south-east-facing principal bedroom also enjoys the advantage of a stylish en-suite bathroom, complete with bath, separate shower enclosure, WC, and washbasin, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the charming rear garden provides a peaceful escape, featuring a gently sloping lawn, established borders, and a small decking area ideal for outdoor seating and relaxation. The property benefits from two under street cellars.

VIEWING: Telephone Solicitors on 0131 225 6229

Key features

- Three-bedroom main door Category A listed home
- Spacious and bright living room
- South-east-facing dining kitchen
- Three double bedrooms, one with en-suite bathroom
- Bathroom
- Private south-east-facing rear garden which is common to the block 4, 5 and 6
- Two under street cellars
- On-street permit parking
- Gas Central Heating
- Separate utility room

Area

Royal Crescent occupies a superb position in Edinburgh's historic New Town, a UNESCO World Heritage Site. Enjoy peaceful walks at the Royal Botanic Gardens, King George V Park which lies opposite the property, and Inverleith Park. Just a short walk away lie attractions including the Playhouse Theatre; OMNI Centre; the Edinburgh Street Food hub; and the world-class retail and leisure destination of St James Quarter. Other recreational opportunities within reach include Drummond Tennis Club; Glenogle Swim Centre, and the historic Grange Sports Club with tennis, cricket, squash, and hockey. Nearby Broughton Street boasts an array of bars and restaurants as does bustling Stockbridge. There are a wide variety of independent shops and well-known convenience stores on Dundas Street and Broughton Street along with a large Tesco at Canonmills and a Waitrose at Comely Bank. Local schooling includes Broughton Primary School and Drummond Community High School with many of Edinburgh's finest private schools such as Fettes College and The Edinburgh Academy nearby. Edinburgh Bus Station and Waverley Train Station are a ten-minute walk, and the tram link on Picardy Place provides superb transport links to Newhaven and Edinburgh International Airport.

EPC Rating:

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

Royal Crescent,
Edinburgh,
Midlothian, EH3 6PZ

SquareFoot

Approx. Gross Internal Area
1714 Sq Ft - 159.23 Sq M
Cellars
Approx. Gross Internal Area
116 Sq Ft - 10.78 Sq M
For identification only. Not to scale.
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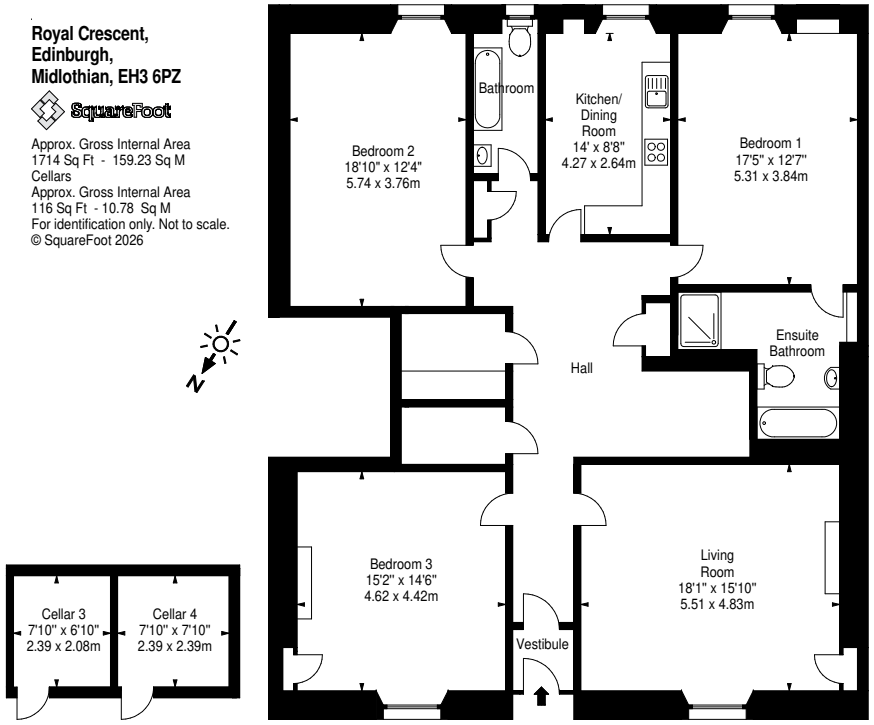

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