



SIMPSON & MARWICK

Flat 1, 23 Drumsheugh Gardens

West End, EH3 7RN

simpsonmarwick.com

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Stunning, immaculately presented 3 bedroom ground floor flat

- Stunning kitchen/dining/sitting room with bay window and designer kitchen
- Utility room
- Wide hall with built in storage
- Principal Bedroom with ensuite shower room
- Double bedroom 2 with fitted wardrobes
- Double bedroom 3
- Stylish bathroom
- Impressive shared entrance
- Access to the wonderful Drumsheugh Garden
- Gas Central Heating & Double Glazing

Description

Situated in Edinburgh's prestigious West End, this stunning ground floor apartment forms part of a handsome Victorian terrace and overlooks Drumsheugh Gardens. The property has been upgraded to an exacting standard throughout and features herringbone flooring in the hall and kitchen/dining/sitting room, a luxury kitchen designed by Colin Wong, a stylish bathroom and ensuite shower room and double glazing throughout.



The elegant flat offers three well proportioned double bedrooms, one of which has an ensuite shower room. Double bedroom 2 also has a large fitted wardrobe with a concealed dressing area.

The flat is accessed via an impressive shared entrance with door entry phone system.

Garden & Parking

The owner of the property also benefits from access to the beautifully maintained shared garden opposite the flat. Parking is available on street by way of a residents parking permit.

Fixtures & Fittings

All fitted carpets, blinds and light fittings are included in the sale price as are the integrated kitchen appliances. The washer/dryer is available by separate negotiation.

Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

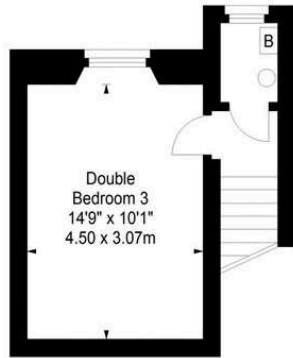
EPC Rating C

Home Report

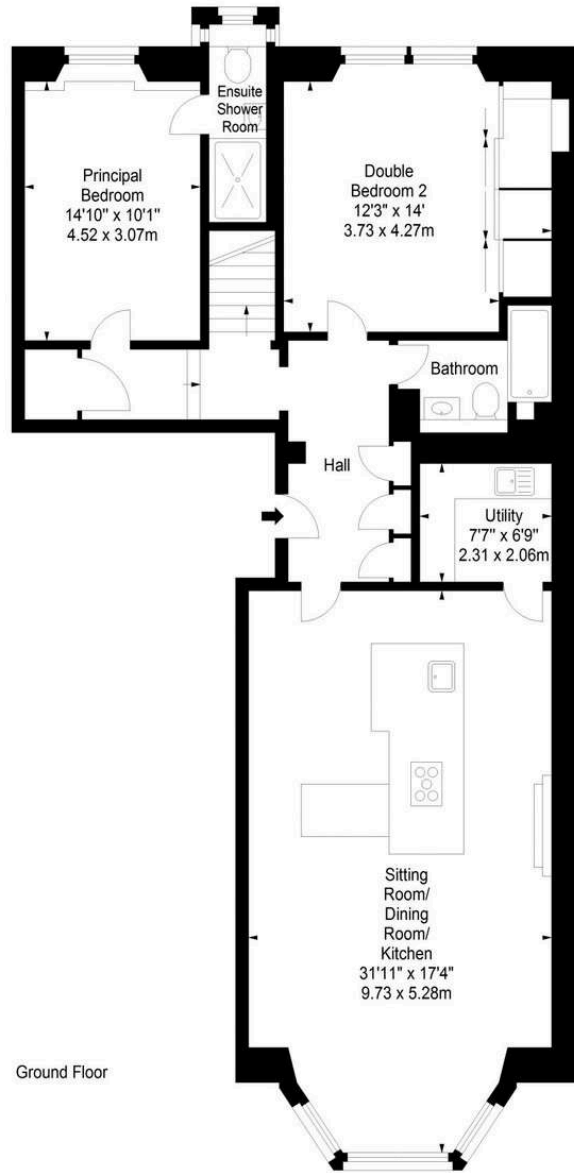
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1475 Sq Ft - 137.03 Sq M
 For identification only. Not to scale.
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Mezzanine Level



Ground Floor

