



lindsays

23a Magdala Crescent
West End, Edinburgh, EH12 5BD

"Well located and superbly presented two bedroom main door garden flat"

- Main door garden flat
- Excellent West End location
- Sitting room
- Superb dining kitchen
- Master bedroom with en-suite shower
- Second bedroom
- Bathroom
- Box-room/study
- Utility room
- Private front courtyard
- Private rear patio garden
- Gas central heating and part double glazing

EPC Rating C

FIXED PRICE £440,000
HR VALUATION £450,000



Description

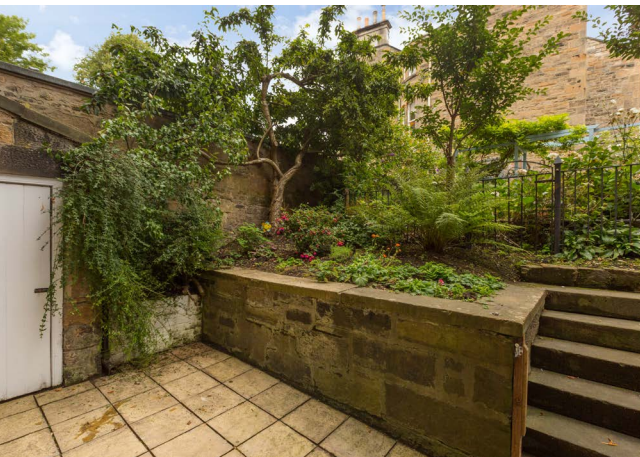
A very well-located and superbly presented two bedroom main door garden flat, quietly positioned on a sought-after street in the West End. The property is accessed via steps down to a private courtyard which leads to the front door. Both of the bedrooms are positioned to the front, with the bay-windowed master bedroom benefitting from a well-appointed shower room. Off the hallway (which has excellent storage) is the family bathroom and a box-room or study, whilst the sitting room and kitchen are quietly located to the rear. The well-equipped contemporary kitchen with direct access to the garden is of particular note with integrated washing machine, dishwasher, double oven, fridge/freezer, gas hob and cooled wine rack. The units are white gloss, complemented by a solid wood work surface. From the kitchen there is direct access to the rear patio garden. Located off the front courtyard is a lined cellar used as a useful utility room which also provides good storage.

Area

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. There is a variety of local amenities within close walking distance on Shandwick Place. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Co-operative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. 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. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city. The tram stop at Haymarket provides swift access to Edinburgh Airport and other areas of the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Viewing

By appointment contact Lindsay's on 0131 229 4040



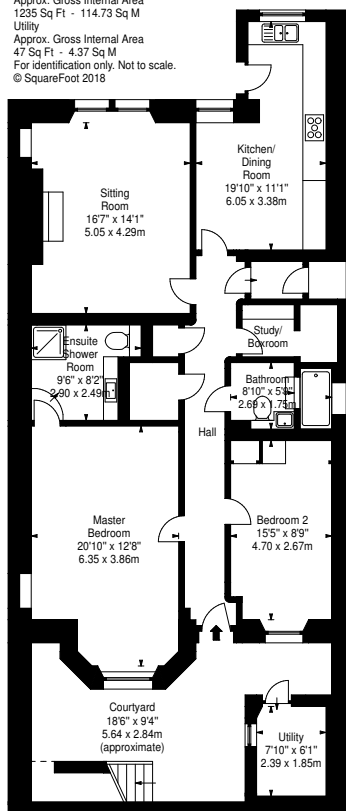
Magdala Crescent,
Edinburgh,
Midlothian, EH12 5BD

SquareFoot

Approx. Gross Internal Area
1235 Sq Ft - 114.73 Sq M

Utility
Approx. Gross Internal Area
47 Sq Ft - 4.37 Sq M

For identification only. Not to scale.
© SquareFoot 2018



Basement

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Prospective purchasers are requested to note formal interest with Lindsay's 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.