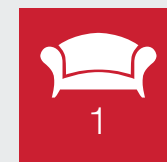




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26/4 Drumsheugh Gardens

West End, Edinburgh
EH3 7RN





Property Summary

Welcome to an exceptional one-bedroom second-floor flat which forms part of a handsome Victorian building (1877) in Edinburgh's highly prestigious West End. This home has been finished to an impressive standard, combining the spaciousness of period architecture with contemporary sensibilities. It features a large living area, a stylish kitchen and bathroom. Homeowners can also pay a small fee for access to the beautiful private gardens opposite, which are exclusively shared by local residents. With its central location and on-trend styling, this property will be in high demand.



Features

- Exclusive second-floor flat in walk-in condition
- Set within a converted building
- Part of the New Town World Heritage Site
- Secure entrance and a convenient lift service
- On-trend neutral décor throughout
- Welcoming entrance hall with built-in storage
- Large open-plan kitchen/living/dining room
- Ultra-modern kitchen with integrated appliances
- Separate utility room for discreet laundry
- Spacious double bedroom with built-in wardrobe
- High-spec bathroom with overhead rainfall shower
- Access to Drumsheugh Gardens for a nominal fee
- Secure residents' parking available at an additional cost
- Controlled permit parking (Zone 1)
- Gas central heating and traditional sash windows



“Large open-plan kitchen/living/
dining room and a
ultra-modern kitchen with
integrated appliance”







“Spacious double bedroom
with built-in wardrobe and
a high-spec bathroom with
overhead rainfall shower”

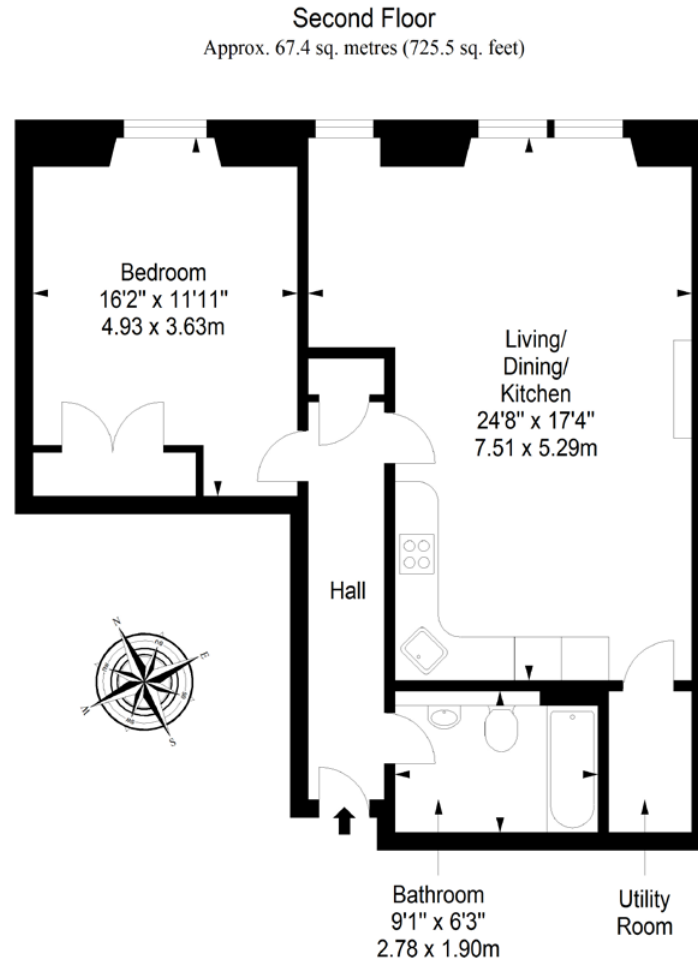


Floorplan

Extras:

All fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: the property is factored by Hacking and Paterson. The last quarterly factoring invoice was £456.56. In addition, all residents on the street (i.e. Drumsheugh Gardens) pay a fee for the upkeep of the gardens. If you want actual access to the gardens you pay a small extra fee to the committee running the gardens for a key.



Total area: approx. 67.4 sq. metres (725.5 sq. feet)



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