

Jardine Phillips
Solicitors • Estate Agents

WEST END

12/3 MAGDALA CRESCENT
EH12 5BD



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EPC RATING: C

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- Well maintained communal hallway at ground level with feature fireplace, original Victorian tiling and grand staircase leading to the top floor
- L shaped internal hallway with handy utility cupboard, further storage cupboard housing the combi boiler and rooflight with access to the loft space which has been well insulated
- Sophisticated & cosy sitting/dining room with arched bay windows overlooking Donaldsons, a marble fireplace and inset shelving, leading to
- Double bedroom 3 with more amazing views over Donaldsons from the window seat and a marble fireplace – could easily be used as a separate dining room, study or gym space
- Galley kitchen with rooflight and wide range of light wood units and appliances – potential to open up to the living/dining room, subject to the usual consents
- Impressive master bedroom quietly located overlooking the mews to the rear with twin windows with views of Arthur's seat and stunning marble fireplace
- Double bedroom 2 with large window with views of the Castle and another marble fireplace
- Updated bathroom with rooflight and double ended bath, separate shower cubicle, built in vanity sink & wc
- A wealth of period features including original windows, working shutters, marble fireplaces & coving
- Magnetic secondary glazing making the flat warm and quiet
- Gas central heating from the Weissmann combi boiler
- Access to the private gardens opposite via membership of Magdala Crescent Gardens &
- Residents Association at a cost of £200pa, providing areas to relax or walk your dog Residents' permit parking on street
- Well maintained stair cleaned fortnightly - regularly checked and repaired roof



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



SPACIOUS & ELEGANT THREE BED TOP FLOOR APARTMENT IN QUIET WEST END LOCATION WITH OUTSTANDING VIEWS

This superb flat has been beautifully presented with period colours, providing an immaculate home for young professionals wishing to be close to the city centre but in a quiet spot with amazing views of the Castle, Arthur's Seat and Donaldsons. With access to the private gardens opposite and minutes from the bustling West End, you have all that you could need on your doorstep. For travelling wider afield, you are close to the tram taking you to Edinburgh Park or the airport, Haymarket station with rail links across the country and numerous bus services into the city centre and beyond.

AREA

The West End is a prestigious area very close to the city centre, offering an excellent range of supermarkets (M&S and Tesco), independent coffee shops, bars and restaurants and the new Hoxton Hotel which is due to open shortly. A more extensive range of bars & restaurants are available in the city centre which is walking distance from the property. There are also a good range of amenities in the vicinity including Pure Gym at Exchange Square, the Dalry Swim Centre, Fountainpark Leisure Complex (Cineworld and Nuffield Health Centre) and Murrayfield Stadium. The Roseburn path, Union Canal and Dean Village are also easily accessible - ideal for walkers or cyclists. Stockbridge is also only a short walk away with its village atmosphere and excellent range of independent shops, cafes, bars & restaurants. The property has excellent transport links including Haymarket train station, the tram and numerous bus services into & out of town. There are also easy links to the motorway network.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor, integrated fridge freezer, freestanding slimline dishwasher, washing machine & tumble dryer are included in the sale.

HOME REPORT VALUATION
£450,000

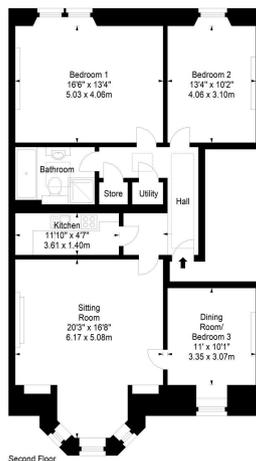


Sitting/dining room	20'3 x 16'8 (6.17 x 5.08m)
Kitchen	11'10 x 4'7 (3.61 x 1.40m)
Bedroom 1	16'6 x 13'4 (5.03 x 4.06m)
Bedroom 2	13'4 x 10'2 (4.06 x 3.10m)
Bedroom 3	11' x 10'1 (3.35 x 3.07m)

Magdala Crescent,
Edinburgh, EH12 5BD



Approx. Gross Internal Area
1055 Sq Ft - 98.01 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

