

# 52/1 Palmerston Place

WEST END, EDINBURGH, EH12 5AY



*MAGNIFICENT GRADE B LISTED TWO-BEDROOM GROUND-FLOOR FLAT*



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Part exchange available! McEwan Fraser is delighted to present this magnificent two-bedroom ground-floor flat to the market. Situated on Palmerston Place in the heart of Edinburgh's West End, the property is Grade B listed and presented to the market in immaculate internal condition.

The accommodation is focused on an impressive living room with wonderful high ceilings and ample natural light from a large bay window. The living room includes a wealth of period features including ornate cornice work, Edinburgh press, and traditional high skirting boards. A working fireplace creates a natural focal point for the room and the space on offer gives plenty of scope for different furniture configurations. The new owner will have plenty of flexibility to create their ideal entertaining space.

## The Property







The kitchen faces the rear of the property and has been finished to the highest of modern standards. Cleverly designed to make maximum use of the available space, the kitchen offers plenty of preparation and storage space alongside a range of integrated appliances.



The master bedroom is a particularly generous double with traditional high ceilings, large sash and case windows, and plenty of floor space for a full suite of bedroom furniture alongside fitted wardrobes. The second bedroom has been thoughtfully expanded by the addition of a mezzanine level which helps create a dedicated workspace.





**Bedroom 2**









The accommodation is completed by a stylish modern shower which is partially tiled and finished with a rainfall shower.





Further benefits include gas central heating, permit parking, and access to Douglas Crescent Gardens for a small annual fee. Douglas Crescent Gardens, consisting of 4.4 acres of land with over 400 trees, is ideal for picnics or a walk along the river. These wonderful, private, family-friendly gardens run down to the Water of Leith and act as a community hub for local residents, hosting events and celebrations including an Easter Egg Hunt, family Halloween party, summer barbecues, a Christmas get-together, and a ladies' night.

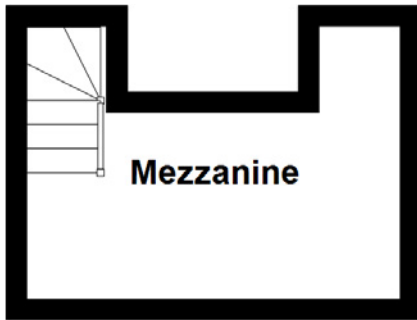
This wonderful two-bedroom flat needs to be seen to be fully appreciated and an internal viewing is highly recommended.



**DOUGLAS CRESCENT GARDENS**



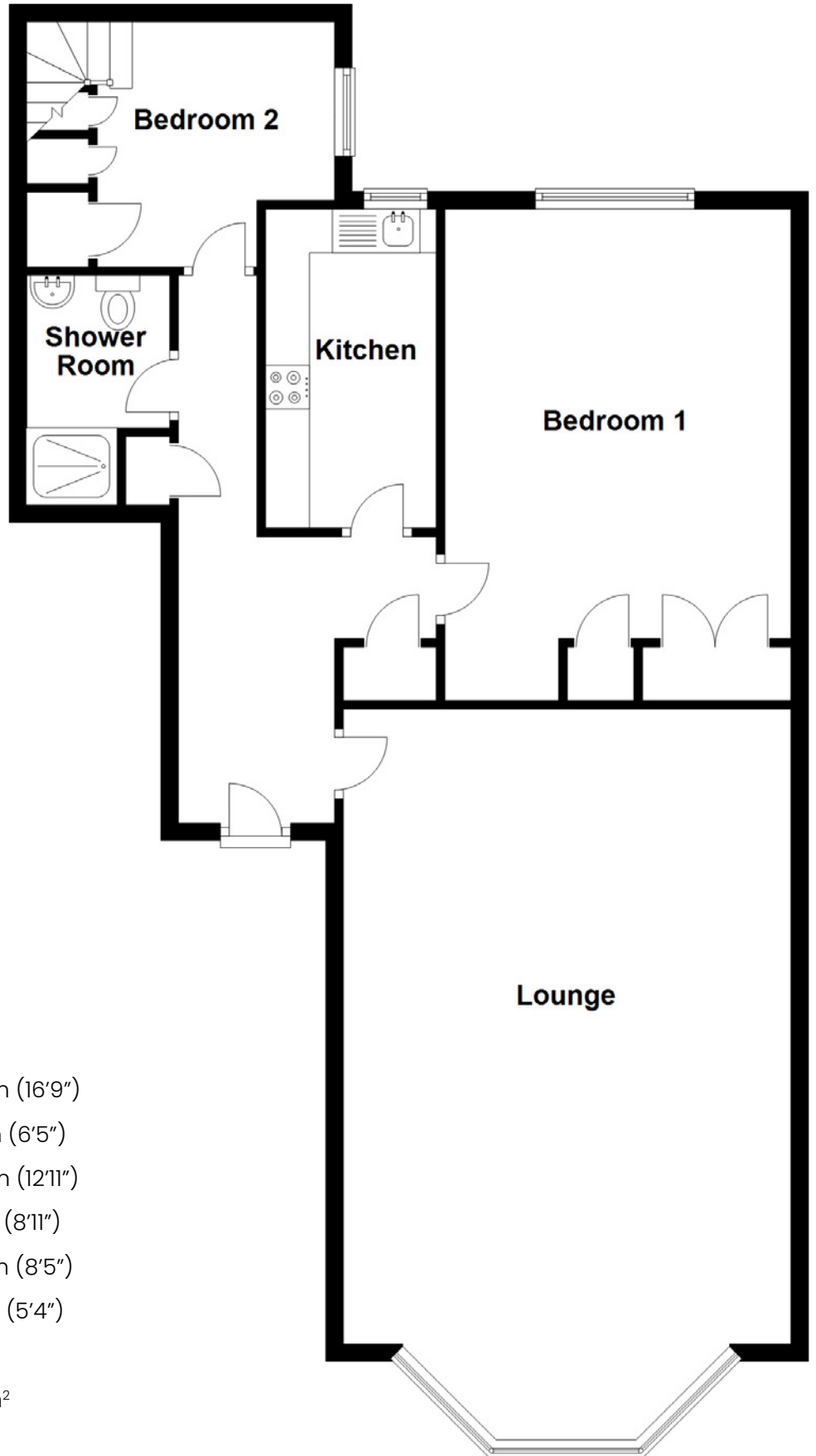




**Mezzanine**



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Approximate Dimensions  
(Taken from the widest point)

Lounge	8.95m (29'4") x 5.11m (16'9")
Kitchen	3.64m (11'11") x 1.95m (6'5")
Bedroom 1	5.61m (18'5") x 3.95m (12'11")
Bedroom 2	2.79m (9'2") x 2.71m (8'11")
Mezzanine	3.58m (11'9") x 2.56m (8'5")
Shower Room	2.62m (8'7") x 1.63m (5'4")

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>

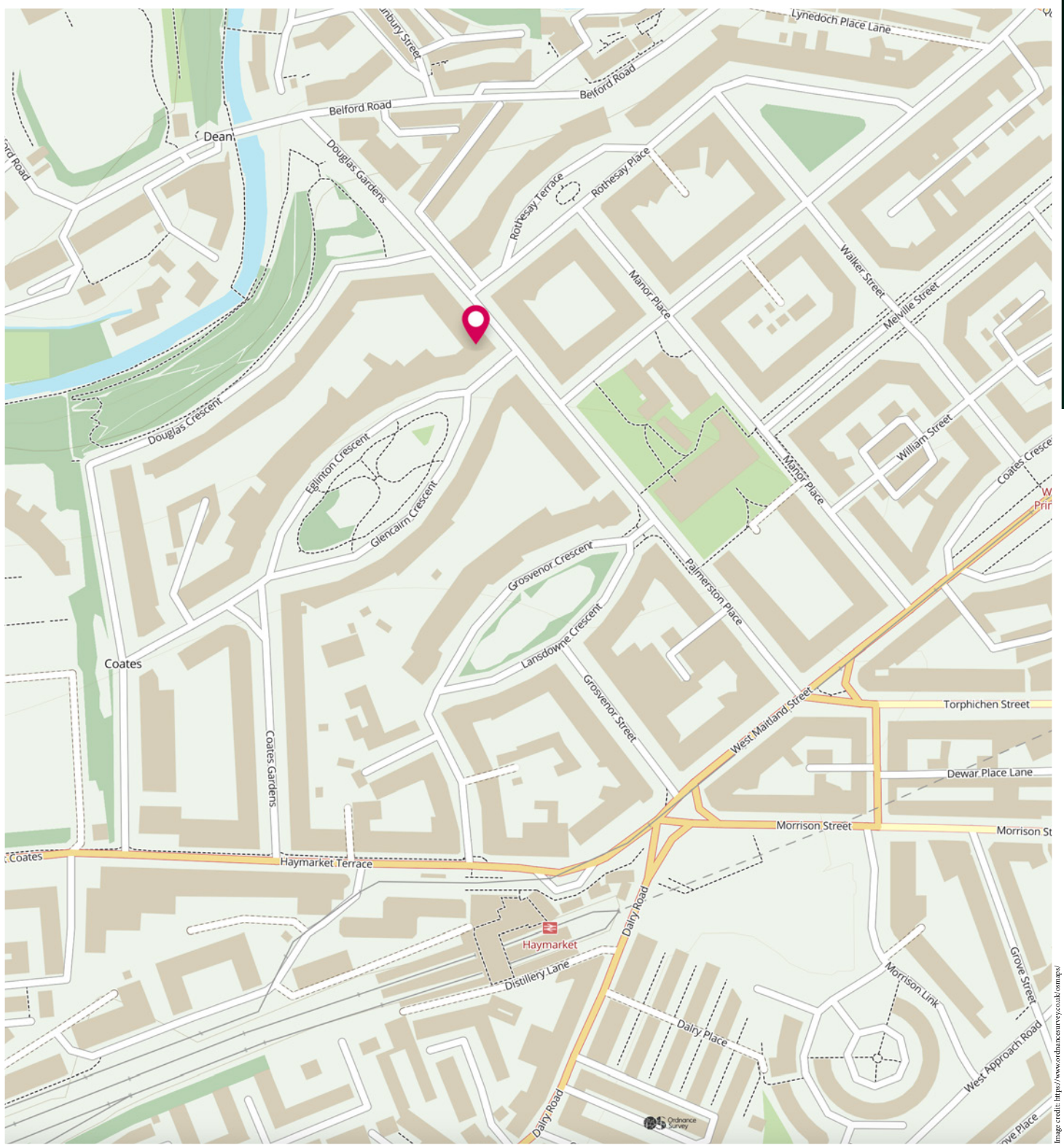
EPC Rating: C



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, Princes Street and St James Quarter. 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.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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