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**2 (1F1) DOUGLAS GARDENS
WEST END
EDINBURGH**

A rare opportunity to acquire an impressive first floor two bedroom apartment within a handsome Victorian sandstone terrace.

Beautiful shared entrance hall, reception hall with feature glass brick wall, stunning front facing Sitting Room with wooden stripped floorboards and a feature fireplace, stylish kitchen with Neff integrated appliances and a slate tiled floor, spacious master bedroom with stripped floorboards and bay sash and casement window with working shutters, second bedroom with stripped floorboards and luxury bathroom with power shower and bespoke fixtures and fittings.

Sash and casement bay windows with brass fittings, Gas central heating, ornate cornice work and stripped floorboards, exquisite tiled fireplaces and tasteful decor throughout. Permit parking and access to private residents gardens.

Fixed Price £320,000





GENERAL DESCRIPTION

Douglas Gardens commands a prominent position on the first floor within a handsome sandstone terrace. The apartment is spacious in its layout and retains a wealth of period style features, such as ornate cornicing and tiled fireplaces, whilst the high ceilings, stripped floorboards and cool relaxing neutral tones enhance the sense of space throughout. Private resident's gardens. Early viewing strongly recommended.

SITUATION

The property is situated in the heart of the West End only a few minutes walk to Edinburgh's shopping, financial and business centres. The central location also provides all of the benefits of the City Centre including a wide variety of shops, banks, restaurants and theatres. A regular public transport service operates to many parts of the City and Haymarket Railway Station is within easy walking distance.





ACCOMMODATION

(All sizes Approximate)

ENTRANCE HALL

Beautifully presented entrance hall with mahogany panelled wooden door.

HALLWAY

Solid wood entrance door leading to a reception hall. Stylish modern lighting. Feature brick glass wall. Smoke alarm. Access to all rooms.

SITTING ROOM

26' x16' (7.9m x 4.88m)

Simply stunning front facing sitting room with an elegant sash and casement bay window with brass ironmongery. The ornate cornice complements the decorative fireplace with a coal effect living flame fire. Stripped floorboards. Tasteful decor.

KITCHEN

11'10" x 7'3" (3.63m x 2.21m)

The kitchen is flooded in natural daylight through the sash and casement window where below you find the 1 1/2 bowl stainless steel sink with designer Philippe Starck mixer tap, Extensive fitted Poggen Pohl manufactured kitchen units. Four ringed Neff stainless steel gas hob, extractor hood and single oven. The integrated Neff automatic washing machine, dishwasher, refrigerator/freezer and microwave

oven are included in the sale. Combination boiler. Tiled splash back. Cornice. Modern frosted lights Solid slate tiled floor.

MASTER BEDROOM

20'4" x 15'6" (6.20m x 4.72m)

This extremely spacious master bedroom is set against neutral decor. Light floods through the sash and casement windows. Working shutters. Ornate cornice. Stripped floorboards. Wonderful ornate fire surround combining a marble and tiled hearth and slate plinth.

BEDROOM 2

16'1" x 10' (4.90m x 3.05m)

Situated to the front again set against neutral decor. Decorative cornice. Bay sash and casement window with brass ironmongery. Stripped floorboards.

BATHROOM

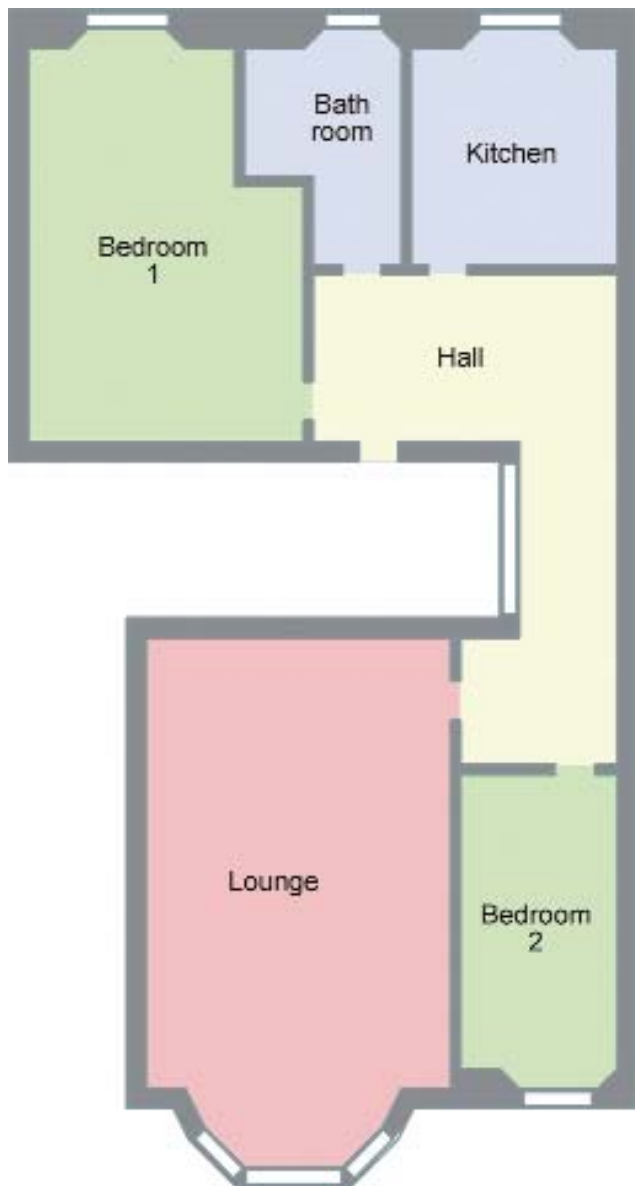
11'9"x 6'4" (3.38m x 1.93)

Stylish, luxury bathroom with concealed over bath Chrome power shower. Tiling to splash areas. Glass shower screen, wall mounted basin with designer Philippe Starck tap and a WC with concealed cistern. Ladder style radiator. Illuminated wall mirror. Halogen lighting and a cleverly concealed storage behind frosted door. Slate flooring.



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For identification purposes only - Not to scale

GARDENS

Residents access to Douglas gardens offering extensive well maintained grounds and picnic areas.

PARKING

Permit zoned parking.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

Thursday 7-9pm, Sunday 2-4pm or by appointment telephone Russel + Aitken on 0131 202 0600.

PRICE

Fixed Price £320,000

Russel + Aitken
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