





*'Elegant ground floor flat forming part of one of Edinburgh's finest 'A' Listed Georgian Crescents.'*

**Accommodation comprises:**

Easy access and slightly raised shared entrance, hallway, magnificent and sunny south facing drawing room overlooking St. Bernard's Crescent Gardens, breakfasting kitchen with appliances, double bedroom with ensuite shower room and separate bathroom. The property retains a wealth of original period detail including detailed cornicing, working shutters and low level wall panelling within the drawing room. Gas central heating. Secure entry phone system. Zoned parking.

Drawing Room 6.0m x 4.6m (19'10 x 15'0)

Double Bedroom 4.2m x 3.8m (13'8 x 12'6)

Ensuite 1.8m x 1.2m (5'10 x 4'0)

Breakfasting Kitchen 4.2m x 1.9m (13'8 x 6'2)

Bathroom 2.3m x 1.2m (7'5 x 4'0)

**Outside**

There are 2 two storage cupboards within the stairwell belonging to the flat with access to St. Bernard's Crescent Gardens available by way of an annual subscription of £30.

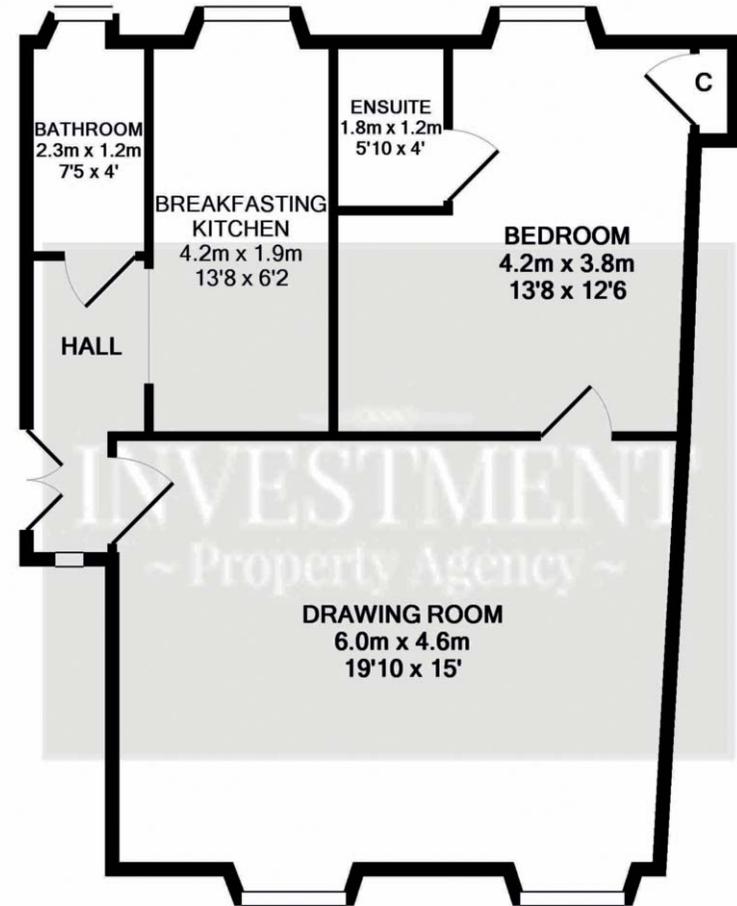
St. Bernard's Crescent lies less than 1 mile North of Princes Street and is therefore ideally placed for those working within the city centre or wishing to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. Stockbridge has a real village vibe and offers a diverse range of

shops, boutiques, cafes, delicatessens, butchers, fishmongers, cheesemongers and Sunday Farmers Market with Waitrose and Sainsbury's supermarkets nearby. Recreational activities well provided for by way of public parks, Glenogle Swim Centre, Water of Leith Walkway, Art Galleries, restaurants, bars and bistros along with a wealth of historical landmarks. The property is well placed for public transport with a regular bus service less than 200 yards away whilst a number of major access roads including the A90 Queensferry Road, Waverley Station and Edinburgh International Airport allow for ease of travel outwith the capital.

It is also worth noting that Stockbridge was recently voted best place to live in Scotland in the Sunday Times Best Places to Live in Britain guide.

**Energy Performance Rating D**





27/1 ST. BERNARDS CRESCENT, EH4 1NR  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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