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21 Atholl Crescent Lane,
West End, Edinburgh
EH3 8TE

FOR SALE

AN EXCEPTIONAL TRADITIONAL STYLE END TERRACED MEWS, QUIETLY TUCKED AWAY WITHIN A SUPERB WEST END LOCATION, OFFERING AN ABUNDANCE OF STYLE, A WEALTH OF NATURAL LIGHT AND UNIQUE FEATURES.

Features.

- 🏠 Entrance Hall
- 🍷 Lounge/Dining room with Juliet Balcony off
- 🍳 Modern fitted Kitchen
- 🛏 Two Double Bedrooms
- 🛀 Luxury Bathroom with Four Piece suite
- 🔑 Utility Cupboard
- 🔥 Gas fired combination central heating
- 💎 Double glazing
- 🚪 Wood floors and panelled doors
- 🛡 Security alarm

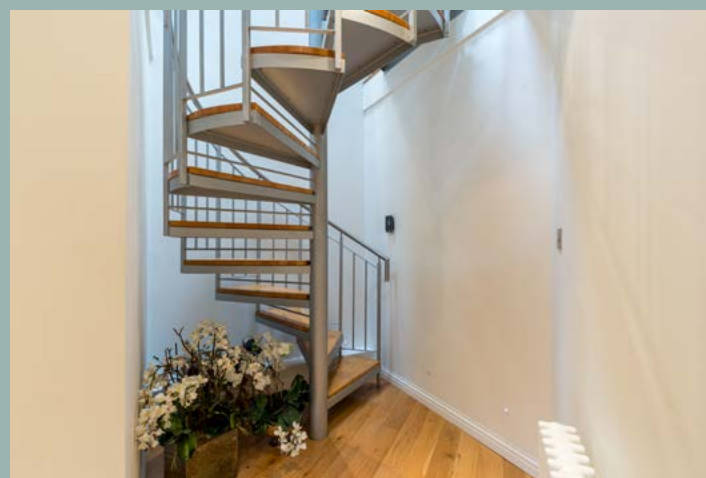


Property Summary.

A rare opportunity to acquire an exceptional mews home in one of the city's most sought after addresses, nestled in the heart of the West End. This property is the perfect city centre home, letting investment or Air BnB. (This would be subject to the purchaser obtaining the necessary license, associated documents and permissions).

This beautifully presented property enjoys a desirable southerly aspect, flooding the interiors with natural light through a thoughtfully designed combination of double glazed windows, Velux rooflights, and distinctive glass brick feature windows.

Arranged over two floors, the home is finished with quality wood flooring and elegant panelled doors throughout. The spacious living and dining room provides a bright and welcoming space, with patio doors opening onto a charming Juliet balcony. Adjoining this is a modern, well appointed fitted kitchen, thoughtfully designed to maximise both functionality and aesthetics.



Features.

The property offers two generous double bedrooms, one of which benefits from a practical utility cupboard. The luxurious tiled main bathroom has been finished to an exceptional standard and features a contemporary four piece suite, including a large walk-in shower with dual shower heads and a separate bath.

Comfort is ensured by a gas fired combination boiler supplying panelled radiators throughout, complemented by double glazing for enhanced energy efficiency.

A particularly valuable feature is the integral single garage, complete with power, a remote-controlled up and over door, and housing the central heating boiler, providing secure parking and additional storage.

Combining character, contemporary design, and an enviable West End location, this outstanding mews home represents a rare opportunity to acquire a unique property in one of the city's most desirable settings.



Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area: 757ft² / 70.33m²

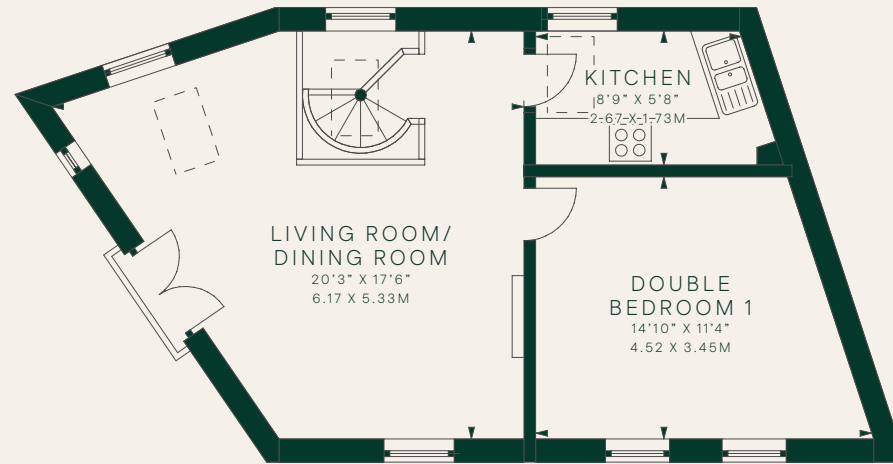
COUNCIL TAX BAND | F

ENTRY | Negotiable

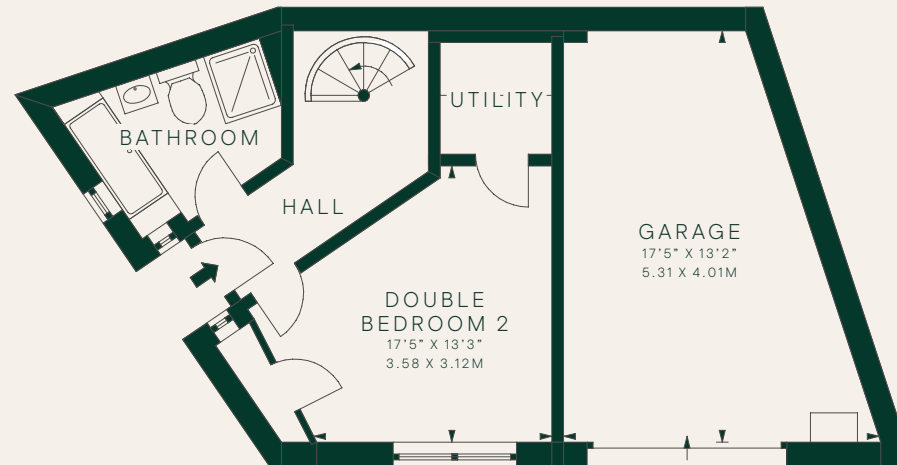
Extras.

All blinds, light fittings, the hob, double oven, extractor hood, washing machine/tumble drier are to be included. (These are sold as seen with no warranty or guarantee as to their working condition).

The property can be sold fully furnished and equipped as seen (by separate negotiation).



FIRST FLOOR



GROUND FLOOR



Location.

Atholl Crescent Lane commands an exceptionally quiet and private setting, tucked away beside Rutland Square and Atholl Crescent in the heart of Edinburgh's vibrant West End. Offering the rare advantage of an integral private garage, this is an outstanding opportunity to own a peaceful city centre home with secure parking.

A superb selection of first class amenities and many of Edinburgh's most iconic attractions are all within easy walking distance. These include Princes Street Gardens, the fashionable shops and restaurants of George Street, The Caledonian Hotel with its luxury health and fitness club, the Odeon cinema, and an excellent choice of cafés, bars, boutiques, and restaurants. Several additional health and fitness clubs, as well as spa and beauty salons, are also close by.

The property is exceptionally well positioned for the transport networks, with excellent bus and tram services providing convenient links to Edinburgh Airport and the wider city. Both Haymarket and Waverley railway stations are also within comfortable walking distance, making this an ideal location for commuters and those seeking the very best of city living.

Contact.

📞 0131 662 1234

@ property@ennova-law.com

www.ennovaestateagents.co.uk

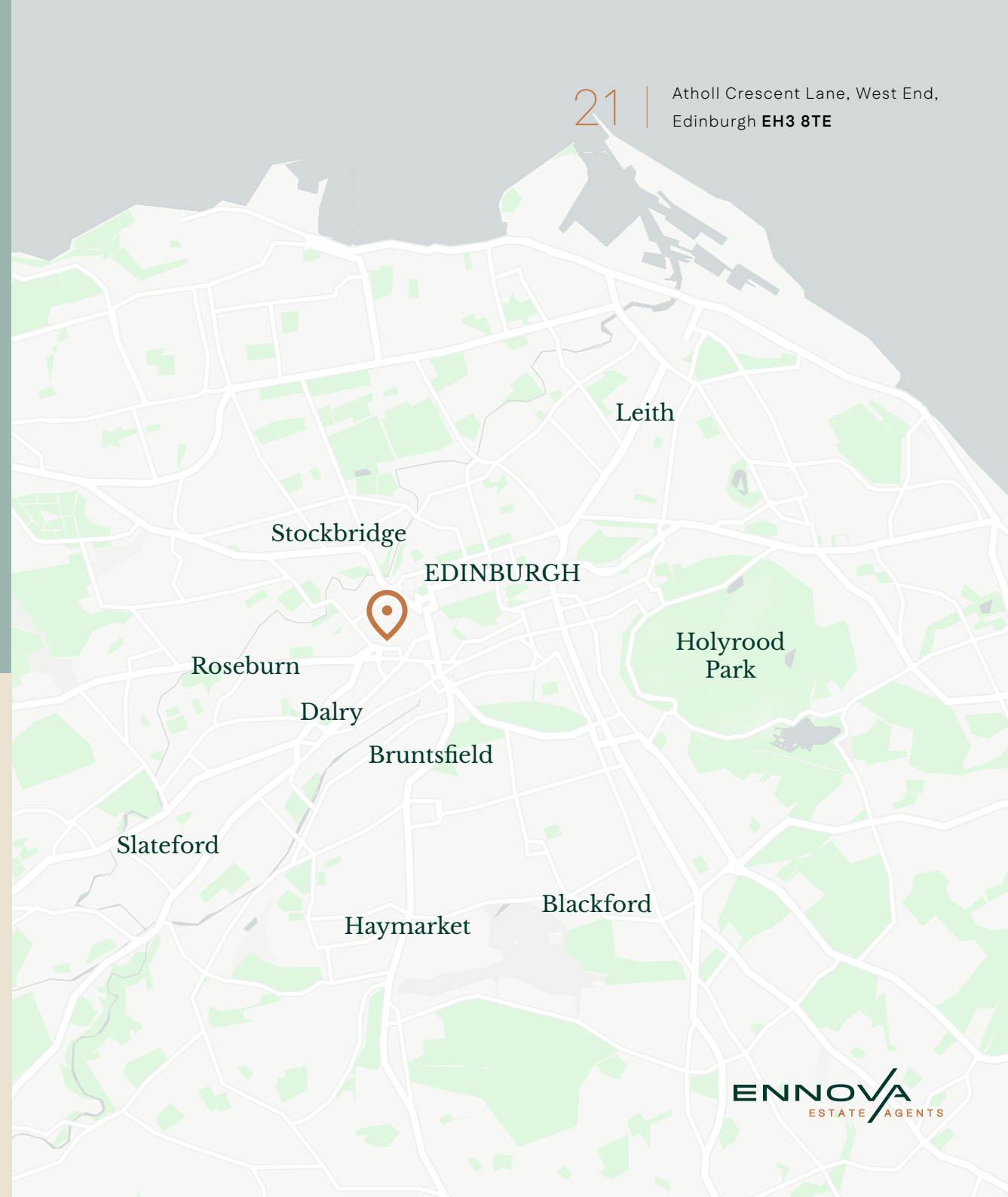
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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