

MAGDALA CRESCENT

Edinburgh, EH12



AN ELEGANT VICTORIAN APARTMENT OVERLOOKING PRIVATE RESIDENTS' GARDENS IN THE HEART OF EDINBURGH'S PRESTIGIOUS WEST END

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Permit		EPC D

Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

DESCRIPTION

Occupying a prime position within one of Edinburgh's most prestigious Victorian crescents, this elegant first-floor apartment offers a superb blend of period grandeur, contemporary finishes and access to the highly regarded private Magdala Crescent Gardens.

The property retains a wealth of original architectural detail including exceptional ceiling heights, intricate cornice work, working shutters and generously proportioned rooms, all beautifully balanced with carefully considered modern upgrades throughout.

The magnificent sitting room is undoubtedly the focal point of the home. A striking bay window frames attractive views over the mature crescent gardens and towards the Donaldson's building, whilst ornate cornicing, decorative wall panelling and an impressive fireplace combine to create an exceptional reception room of considerable character and scale.

The dining kitchen has been thoughtfully redesigned in a timeless style, featuring bespoke shaker cabinetry, quartz worktops, integrated appliances and ample space for informal dining. The elevated position allows for excellent natural light, while the quality of finish complements the period nature of the building.

The principal bedroom is particularly impressive, enjoying generous proportions, high ceilings and a peaceful outlook towards the private gardens. A further well-proportioned double bedroom provides flexible accommodation for guests, family living or home working.

The recently refurbished bathroom has been finished to an exceptional standard, incorporating contemporary sanitaryware, brushed brass fittings, bespoke vanity storage and elegant large-format tiling, creating a luxurious and refined space.









Magdala Crescent is renowned for its beautifully maintained private gardens which are exclusively available to residents. The gardens provide a wonderful extension to the living accommodation and enjoy a unique outlook towards the iconic Donaldson's building, one of Edinburgh's most celebrated landmarks.

Situated in the heart of the West End, Magdala Crescent is one of Edinburgh's most sought-after residential addresses. Haymarket Station, the city centre and Edinburgh's financial district are all within easy walking distance, while an excellent selection of independent cafés, restaurants, boutique shops and leisure facilities can be found nearby.

This is a rare opportunity to acquire a beautifully presented period apartment in a prime West End location, combining elegant Victorian architecture, modern comfort and access to some of the city's finest private gardens.







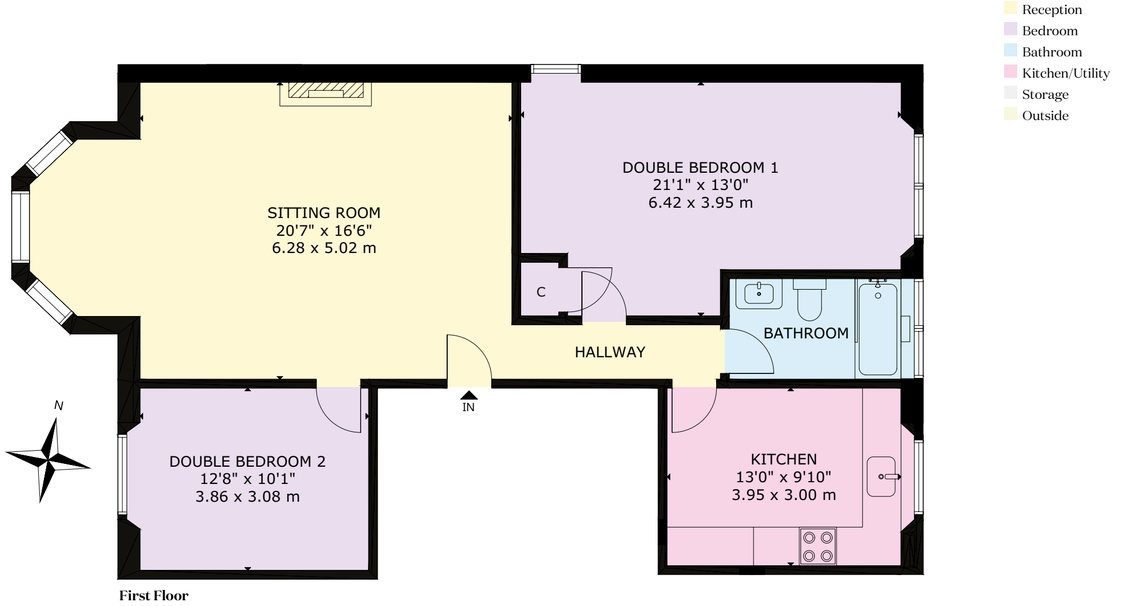
LOCATION

Magdala Crescent lies in the much sought-after West End of Edinburgh, a highly desirable residential area renowned for its elegant architecture and excellent connectivity. The property is ideally positioned just a short walk from the new Haymarket development, located at the heart of the city's financial district and major transport hub, providing exceptional access across Edinburgh and beyond.

The West End offers a wide range of local amenities, with excellent shopping, cafés and restaurants available nearby in both Haymarket and the West End Village, while the city centre lies within easy reach, offering a wealth of cultural and leisure facilities. The property is conveniently situated for the main financial centres, and just a short distance from Haymarket Station and the Edinburgh Tram stop, ensuring effortless connectivity to the city and airport.

The apartment enjoys a leafy outlook across private residents' gardens opposite, with far-reaching views towards the iconic Donaldson's Estate. Access to the residents' gardens is available upon payment of a modest annual fee. The Water of Leith Walkway can be accessed from the end of Magdala Crescent, offering picturesque riverside walks, while the Belford Sports Club and several of Edinburgh's renowned art galleries are also close by.

To the west, there is easy access to Corstorphine, Edinburgh Park, the City Bypass, and Edinburgh Airport, making this location ideal for both city living and commuting. The property is also well placed for excellent local schooling, together with a number of Edinburgh's leading private schools, including Erskine Stewart's Melville Schools, St George's School for Girls, The Edinburgh Academy, George Heriot's School, and Fettes College.



First Floor

Approximate Gross Internal Area
1,016 sq ft / 94 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted to tell you more.

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