

NEW TOWN

3 Randolph Crescent EH3 7TH
FIXED PRICE £599,000



finlaysons

t: 0131 346 0099

Viewing: Sundays 2pm-4pm or tel
07928 743528 for appointment

*Elegant and extremely spacious double upper
(2nd and 3rd) floor flat (entryphone- Miskelly)
Beautifully proportioned rooms.*

*Recently converted from Georgian townhouse and having many attractive
features including astragal windows with working shutters, Miele classic
kitchen and stunning*

en suites facilities with under floor heating.

*Beautiful, shared (along with only two other properties) entrance hall and
stair with ornate plasterwork and elegant cornice.*

Neutral carpets throughout.

Living Room with triple windows.

Large Dining/Kitchen. Double bedroom four/Study with shower room off.

Three further Double Bedrooms all with en-suites.

Full gas central heating. Rewired and re-plumbed.

Access to Moray Place Gardens and Randolph Crescent Gardens.

Exceptional double upper apartment in classical Georgian Terrace with good westerly aspect over private gardens. The property has been recently refurbished to an exacting standard including replumbing, rewiring, installation of new central heating, new kitchen, bathroom and en suite facilities to all bedrooms and redecoration. A mix of contemporary luxury and Georgian features in a prime city centre location.

Entrance Hall

Entered by solid timber door. Recessed spotlights. Plain cornice. Video entry phone. Double power point. Fitted carpet.

Living Room

(28'9" x 18'11" plus window recesses)

Exceptionally large living room with three astragal sash and case windows to front and two fireplaces, one at each end. Two central heating radiators. Twin ceiling lights. Cornice. Seven double power points. TV aerial point. Fitted carpet.



Kitchen/Dining Room

(22'7" x 16'9").
Contemporary Miele kitchen/dining room with twin astragal sash and case windows to rear with distinct kitchen and dining areas:



*Elegant shared Entrance Hall
with ornate cupola*



Kitchen area

Beautifully fitted Miele kitchen with ample base and wall units in beech with oak worktops and stainless steel splash backs. Island unit housing five burner, stainless steel gas stove. Miele double oven and microwave. Stainless steel sink with mixer tap. Integral dishwasher and fridge, seven double power points plus dedicated points. Large walk in store cupboard plumbed for automatic washing machine with high level shelf with ceiling light, two additional double power points and ceramic tiled floor. Laminate wood floor.

Dining area

Timber fireplace with cast iron insert and slate hearth. Two central heating radiators. Double power point. Telephone point. Laminate wood floor.

A timber panelled door leads to a small hall with area for storage of coats and hats which in turn leads to



Double Bedroom 4/Study. (13'6" x 11'3")

Again set to the rear and with sash and case window with working shutters. Central ceiling light. Plain cornice. Central heating radiator. Four double power points. Fitted carpet.



Shower Room (6'8" x 3'6").

Three piece white suite and having a window to rear. Recessed halogen spotlights. Extractor fan. Shaver point. Wall mirror. Mixer tap. Tiled splash back. Heated ladder towel rail. Ceramic tiled floor.

Cloakroom/WC (12'1" x 3'8")

Located off the main hall and having a two piece white suite. Recessed halogen spotlights. Mixer tap. Glass shelf. Mirror. Heated ladder towel rail. Extractor Fan. Amtico floor.

A staircase with a wrought iron balustrade leads to an upper landing which has a skylight. Recessed halogen spotlights. Access hatch to attic. Central heating radiator. Double power point. Additional video entry phone handset. Fitted carpet.

Master Bedroom.

(21'2" x 16'7")

Magnificent master bedroom with astragal sash and case window with working shutters to rear. Halogen spotlights. Four double power points. Plain cornice. Telephone point. Access hatch to attic. Fitted carpet.



En-suite bathroom.

(12' plus window recess x 15'9")

Extremely spacious bathroom with astragal windows to rear with working shutters. White suite comprising twin sinks with tiled splash backs. Mirror and glass shelves. Fully tiled shower cubicle with curved glazed screen and Mira electric shower, WC with recessed cistern and large bath with chrome mixer tap. Wall lights. Halogen spotlights. Extractor fan. Shaver point. Heated ladder towel rail. Central heating radiator. Under floor heating. Ceramic tiled floor. Access hatch to the attic.



Bedroom 2. (18'10" x 12'11")

Further large double bedroom with Velux window to front. Coombed ceiling. Central heating radiator. Ample power points. Twin wall lights. Fitted carpet.



En-suite Shower Room/

En-suite Shower Room (10'1" x 3'7").

Further en suite room with three piece white suite. Large, fully tiled shower cubicle with Mira electric shower and sliding glass door. Shaver point. Tiled splash back. Chrome mixer tap. Glass shelf. Mirror. Shaver point. Recessed halogen spotlights. Extractor fan. Ceramic tiled floor.

Bedroom 3. (19" x 11'6").

Again, a large double bedroom, with a Velux window to front. Coombed ceiling. Twin wall lights. Recessed halogen spotlights. Ample power points. Telephone point. Central heating radiator. Fitted carpet.

En-suite Shower Room. (7'4" x 3'3").

Three piece white suite. Tiled shower cubicle. Mira electric shower. Mirror. Shaver point. Glass shelf. Tiled splash back. Mixer tap. Hidden cistern. Heated ladder towel radiator. Shaver point. Skylight. Ceramic tiled floor.

Extras

All fitted carpets and light fittings together with cooker, washing machine, integral fridge and dish washer.

Externally

Access to Moray Place Gardens and Randolph Crescent Gardens on payment of a small annual fee. Residents' parking in street.

NOTES:

Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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