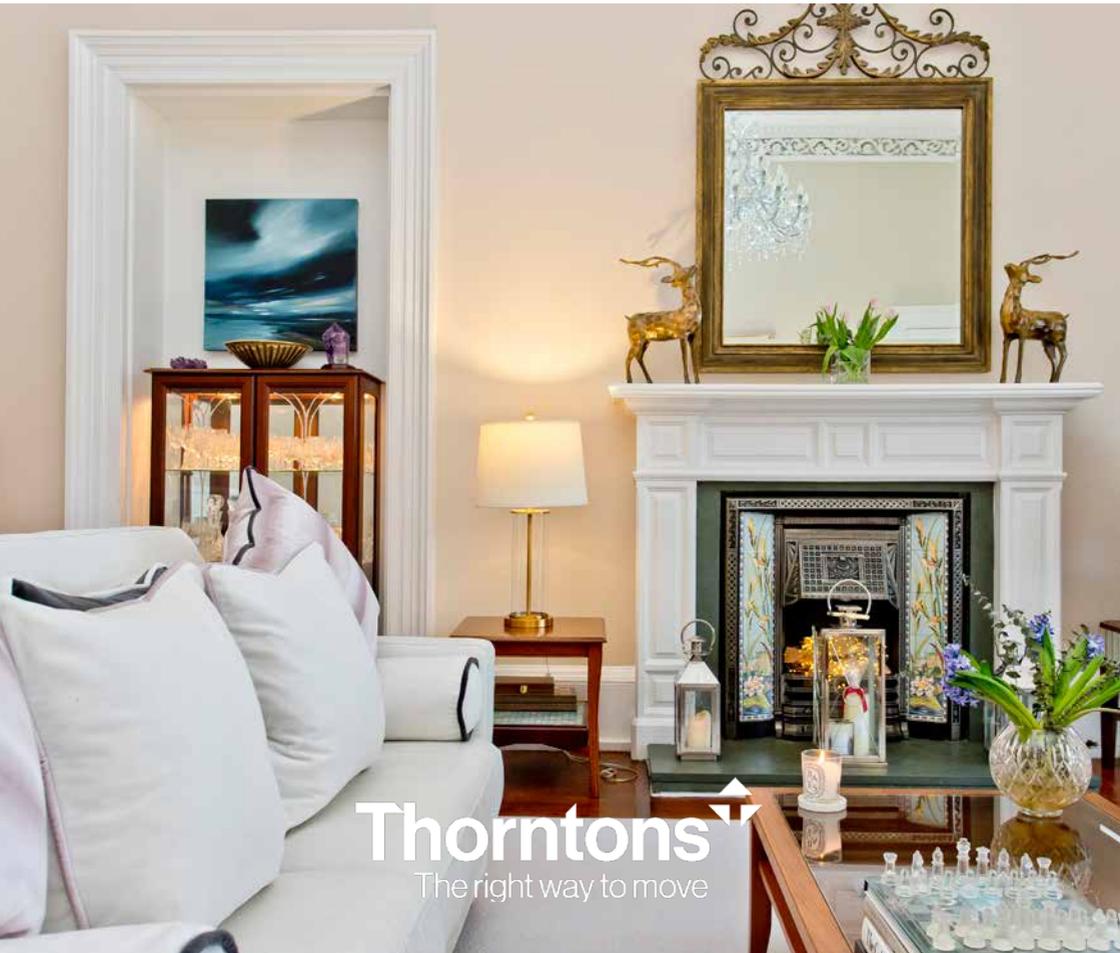


# 11/1 CLARENDON CRESCENT

West End, Edinburgh, EH4 1PU



**Thorntons**   
The right way to move

Welcome to  
**11/1 CLARENDON CRESCENT**

Part of a historical A-listed townhouse, this one-bedroom ground-floor apartment is an outstanding city home in Edinburgh's highly prestigious West End, offering sumptuous interiors that combine modern sensibilities with mid-Victorian architecture and carefully preserved period features.

### GENERAL FEATURES

- Exclusive ground-floor apartment in the West End
- Part of a beautiful A-listed townhouse (1850-53)
- Located within the New Town conservation area
- Consent to be transformed into a two-bed residence
- Stylish modern interiors with period features
- EPC Rating - C

### ACCOMMODATION FEATURES

- Secure shared entrance and communal hallway
- Pristine central hall with two built-in cupboards
- Large living and dining room with a bay window
- Breakfasting kitchen with integrated appliances
- King-size bedroom with southwest-facing aspect
- White-tiled bathroom with a three-piece suite
- Gas central heating and sash-and-case windows

### EXTERNAL FEATURES

- Owners have access to the Clarendon Gardens
- Access to the private Dean Gardens for a small fee
- Controlled permit parking available (Zone 5)



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**PROPERTY NAME**

11/1 Clarendon Crescent

**LOCATION**

West End, Edinburgh  
EH4 1PU

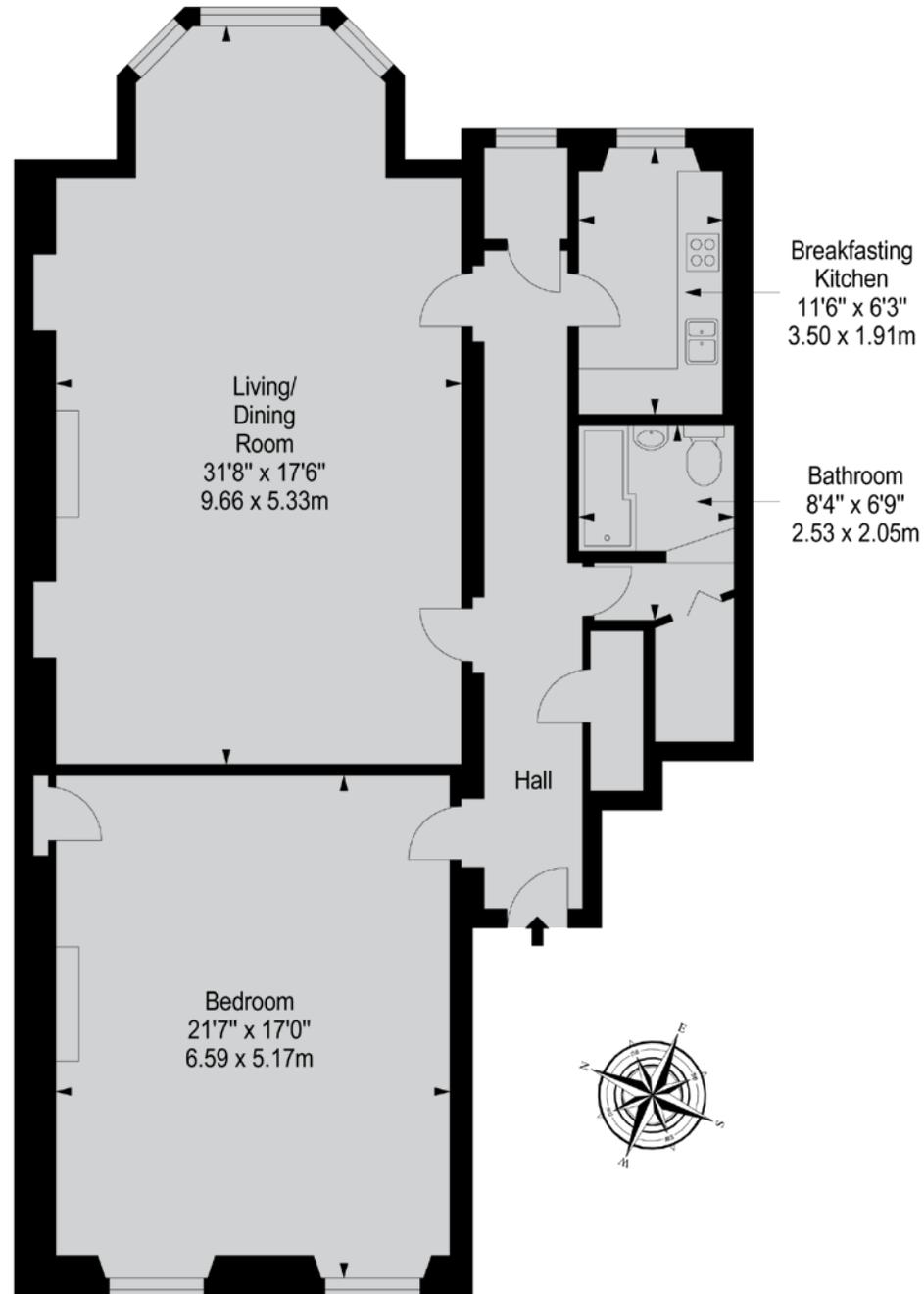
**APPROXIMATE  
TOTAL AREA:**

116.1 sq. metres  
(1249.7 sq. feet)



Ground Floor

The floorplan is for illustrative purposes. All sizes are approximate.





# AN EXCLUSIVE

*ground-floor apartment in the West End*

**D**esigned by the Scottish architect John Tait and built in 1850-53, this exclusive ground-floor apartment is part of a remarkable A-listed townhouse which is in the classic Italianate architectural style. The one-bedroom property boasts large rooms with high ceilings, as well as sympathetic modern décor and well-retained period details. It has the perfect blend of historical charm and contemporary allure, having been completely refurbished back in 2011 and maintained to impeccable standards. As part of the Clarendon Crescent community,

the southwest-facing property also has a very prestigious location in Edinburgh's fashionable West End, set within easy reach of all the world-class facilities the city centre offers. Owners have access to idyllic green spaces that are practically on the doorstep too, including Clarendon Gardens and (upon application and a small fee) the private Dean Gardens, which are truly spectacular. Furthermore, the luxury property has permission and listed building consent (granted in April 2023) to be transformed into a two-bedroom residence, if desired – a rare opportunity to reshape the interiors of a historically significant building. The conversion plans are available upon request.





*The Entrance*

# PRISTINE, INVITING & ELEGANT

A secure shared entrance opens into a well-maintained communal hallway that is shared by two other properties. Inside the apartment itself, you are greeted by a central hall that sets very high expectations. It also provides two large built-in cupboards for coats and shoes.



# SOPHISTICATED INTERIOR DESIGN



*Perfect zones for relaxing and socialising,  
as well as studying and dining*

**T**he home's reception room has a substantial footprint that allows you to create the perfect zones for relaxing and socialising, as well as studying and dining. A stunning period feature fireplace frames the space, creating the ideal focal point for lounge furniture, whilst a sweeping bay window forms a curvature for a table and chairs – a lovely spot for dining, complete with delightful views over gardens and the historic A- and B-listed buildings opposite. The reception room is further enhanced by sophisticated interior design and a traditional hardwood floor with an inlaid carpet. The enticing aesthetic is completed by a magnificent 30-light chandelier and lavish cornice work, which draws attention to the high ceiling.



# A STYLISH

*breakfasting kitchen*

Sharing the same aspect as the living area, the kitchen enjoys lovely views and an on-trend aesthetic that is very pleasing to the eye. It pairs white base and wall-mounted cabinets with chunky wooden worktops, providing ample storage and workspace. It is a stylish look that is further enhanced by the metro-style splashback tiles in a subtle shade of light blue. Undercabinet lighting for ambient moods and a fitted breakfast bar for quick meals add the finishing touches, along with integrated appliances for those sleek and seamless lines (oven, ceramic hob, dishwasher, fridge/freezer, and washing machine).



# AN EXPANSIVE & ENTICING BEDROOM



The king-size bedroom is to the southwest-facing front of the property, enjoying an expansive footprint that is brightly illuminated by twin 12-pane sash-and-case windows. The room can accommodate a wide choice of furnishings and it benefits from a traditional Edinburgh press cupboard too. Furthermore, it has an enticing aesthetic, pairing light décor with a hardwood floor and charming period features, highlighted in white detailing. These original details include the intricate cornice work that frames the ceiling and a handsome feature fireplace that adds further decoration.





# A QUALITY

*bathroom*

**F**inished in white tiles, the bathroom looks immaculate. It has built-in storage for convenience and it is equipped with a quality three-piece suite, including a pedestal washbasin, a toilet, and a P-shaped double-ended bathtub with an overhead shower and glazed screen. The property has gas central heating for year-round comfort, alongside traditional sash-and-case windows that were fully refurbished and draft proofed in 2016.



# STUNNING

*gardens that captivate*

Owners are never far from captivating green spaces, even in the heart of the capital. Residents have access to Clarendon Gardens (which are owned by the residents) and the private Dean Gardens can also be accessed via application and a modest fee, granting you use of the nine acres of gardens and

woodlands that are peacefully set beside the picturesque Water of Leith. Conveniently, controlled permit parking (Zone 5) is in effect too, ensuring residents have a priority to park – an essential feature in the city centre.

Extras: all fitted floor and window coverings (except the bedroom curtains), light fittings (except the kitchen chandelier), and integrated kitchen appliances to be included in the sale.



# WEST END, EDINBURGH

*Access to the very best of the capital and its world-class amenities*

11/1 Clarendon Crescent



The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques.

Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall.

Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



# Thorntons

The right way to move

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