







Walker Street, Edinburgh, EH3





A rarely available **Georgian townhouse** with private parking in the heart of Edinburgh's West End.



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Offers Over £1,450,000	Tenure Freehold	Local Authority The City of Edinburgh Council	Council Tax Band H
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This beautifully presented house has been refurbished to a high standard throughout. While benefiting from impressive period details, the house incorporates modern elements such as double glazing, gas fires and up to date plumbing and wiring.

This spectacular upper townhouse is accessed via a main door entrance at ground level. The entrance hall sets the tone, both in terms of the scale and the quality of the finish. On the ground level, the kitchen/dining room is positioned to the rear and connects to the sitting room via double doors, creating excellent open plan living and entertaining space.

The beautiful Clive Christian kitchen features a large island unit, ample storage and high quality fixtures and fittings. The sitting room is flooded with light thanks to two large sash windows and has lovely features including a marble fireplace and curved rear wall. The ground floor is completed by a large utility room/WC.

The elegant stairs to the upper floors are crowned by a beautiful cupola which provides natural light through the centre of the house. To the front of the first floor, the drawing room is breathtaking, providing an incredible living space and a flexible entertaining area on a grand scale with views towards Edinburgh Castle.





The principal bedroom is located to the rear and benefits from built-in wardrobes and a stunning en suite shower room.

On the second floor is a well-proportioned guest bedroom with a smart en suite shower room, two further double bedrooms and a large family bathroom with a free-standing bath and walk-in shower.

Outside there is private tandem off-street parking and two dry-lined, under pavement cellars.

Features

- Prime West End location
- Main door townhouse set over three floors
- Impressive kitchen, bathrooms and fittings
- Four double bedrooms
- Three bathrooms
- Views of Edinburgh Castle & St Mary's Cathedral
- Private tandem off-street parking
- Zoned permit parking





Location

Walker Street lies in the West End of Edinburgh within walking distance of both Princess Street and George Street. Walker Street is well placed to enjoy the open spaces of the city's parks and gardens which include the Royal Botanical Gardens and Inverleith Park as well as the nearby walks and cycle paths of the Water of Leith. Some of Edinburgh's most fashionable and popular bars and shops are placed in the West End.

Many of Scotland's most highly regarded private schools are located nearby including Stewart's Melville College, The Edinburgh Academy, Fettes College, The Mary Erskine School and St George's School for Girls. Edinburgh International Airport is situated 7 miles to the west and there is also straightforward access to the city by-pass, the M9, M8 and M90 motorways along with close proximity to the tram stop. Edinburgh's Haymarket and Waverley stations are located nearby.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

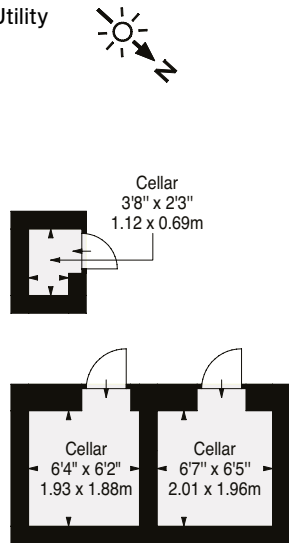
Approximate Gross Internal Floor Area

3205 Sq Ft - 297.74 Sq M

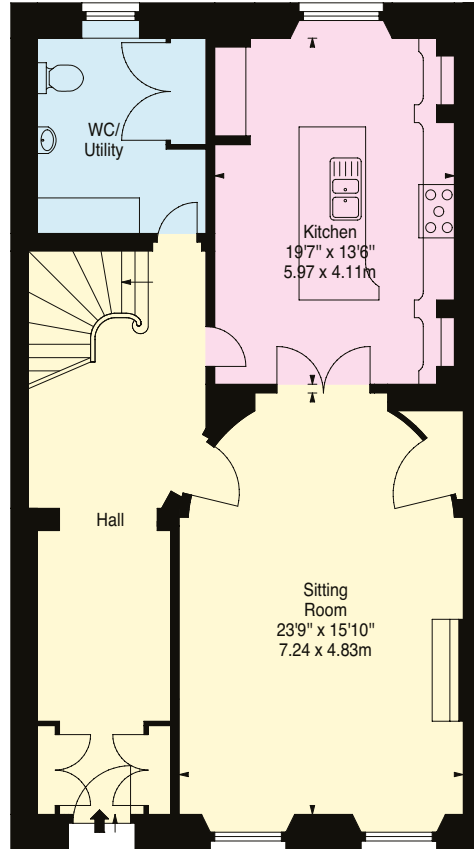
Cellars: 106 Sq Ft - 9.85 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

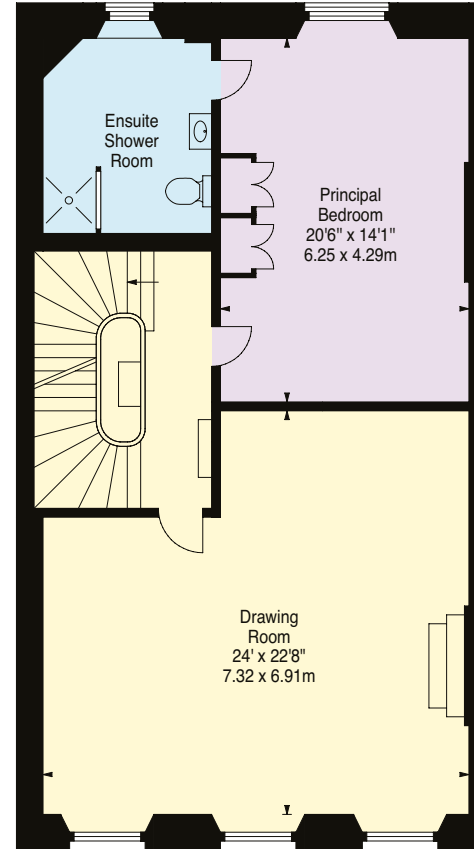
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



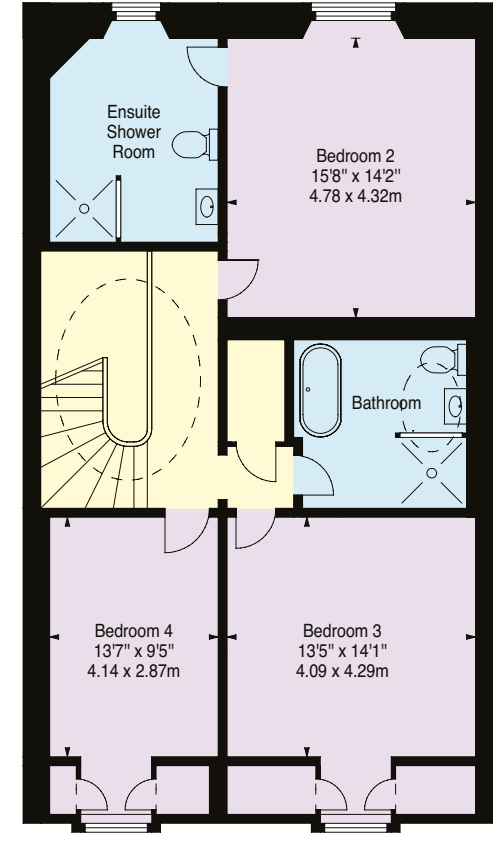
Basement



Ground Floor



First Floor



Second Floor

Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

knightfrank.co.uk

We would be delighted to tell you more

Neil Scott

0131 222 9600

neil.scott@knightfrank.com

Ricardo Volpi

0131 222 9600

ricardo.volpi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated October 2023.

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