

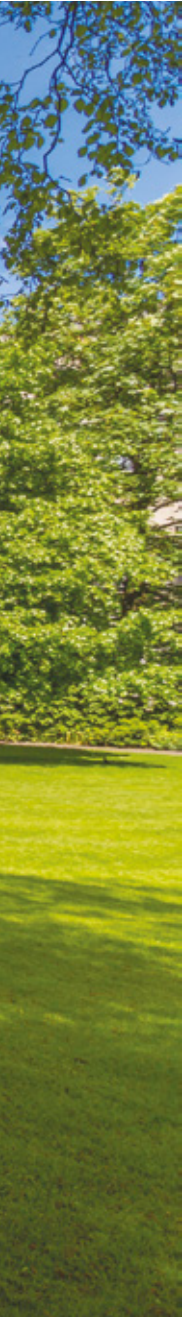
MORAY PLACE

EDINBURGH



 Knight
Frank





A once in a generation opportunity to acquire a magnificent townhouse in Edinburgh's most prestigious address.



MORAY PLACE





Description

One of only a handful of full townhouses in Moray Place, this extensive property combines impressive original features, generous proportions over five floors, and wonderful entertaining spaces. This spectacular house showcases Edinburgh's Georgian grandeur at its very finest and offers panoramic views over the city and Firth of Forth.

Upon entering the hallway on the ground floor, one is met by an immediate sense of scale and splendour, with intricate cornicing and a sweeping staircase crowned by a marvellous cupola. The substantial, wood-panelled library can be found to the front of the house, with bookshelves lining the walls and a large open fireplace at the centre of the room. To the rear of this floor, a beautifully proportioned, elegant dining room looks out across the city, offering an outstanding, formal entertaining space. Adjacent to the dining room is a pantry for service and a convenient cloakroom for guests.

Ascending to the first floor, the drawing room and sitting room combine to provide a magnificent, double aspect entertaining space with grand fireplaces, ornate plasterwork and floor to ceiling sash windows. A wonderful view over Moray Place Gardens and sweeping views of the city can be enjoyed to the front and rear respectively. A family snug and a bathroom complete this floor.

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The principal bedroom, flooded with natural light, can be found on the second floor. A private dressing room leads directly to an en suite bathroom and a further dressing/sitting room which could also work well as a separate double bedroom, accessed from the hall. A further double bedroom and bathroom can be found on this floor. Four additional double bedrooms and a bathroom are located on the third floor, all offering delightful views and generous accommodation.

The lower ground floor provides yet further entertaining space, with an impressive billiard room, an internal atrium and a wine cellar. Moreover, the large kitchen and breakfast room situated on this floor provides a warm and inviting space with a gas fired Aga, an abundance of natural light, as well as a small pantry. This large, sociable room is perfect for modern family living and looks out onto the private rear garden. Further to this, the lower ground floor includes a family snug, laundry room, WC and two bedrooms, one of which is en suite.

Serving all five floors, a functioning lift provides easy access between the living, entertaining and sleeping quarters.

A charming and tranquil garden can be found to the rear of the house, with a gate leading directly onto Bank Gardens down to the Water of Leith. Three under pavement cellars and a store can be found to the front of the property.

There is a garage available by separate negotiation.







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Location

Moray Place is arguably the best address in Edinburgh's historic New Town and lies a short walk from the city centre and the sophisticated and equally renowned Stockbridge area. The New Town has some of the finest and least spoilt Georgian architecture in Britain, and continues to be one of the most popular residential areas in Edinburgh. There is an excellent choice of schools within easy reach, including The Edinburgh Academy, Fettes College, St. George's School for Girls and Erskine Stewart's Melville Schools. The Georgian New Town is equally well-known for the quality of city centre living it offers, with a wonderful and varied choice of local amenities that include art galleries, shops, restaurants, bars and bistros.



General

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.

Council Tax Band

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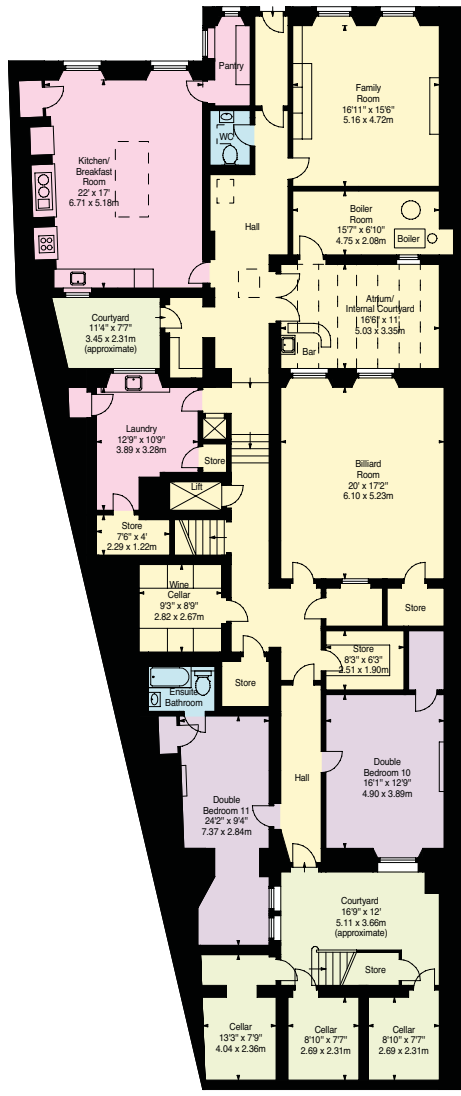
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Approximate Gross Internal Floor Area
House: 908.28 sq.m/9,777 sq.ft (Including Wine Cellar, Bar Courtyard & Boiler Room)
Cellars & Store: 26.38 sq.m/284 sq.ft

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 on the last page of the text of the Particulars.

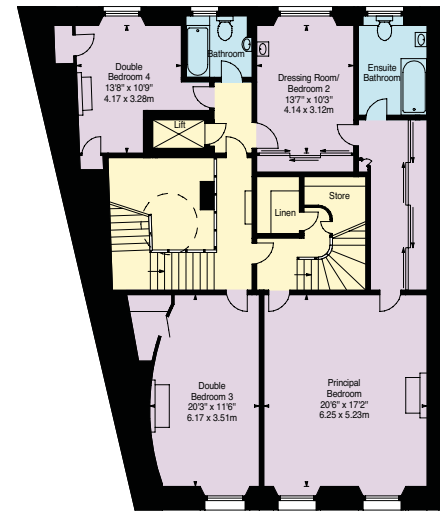
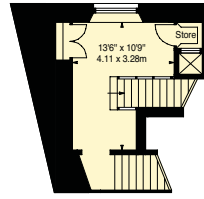


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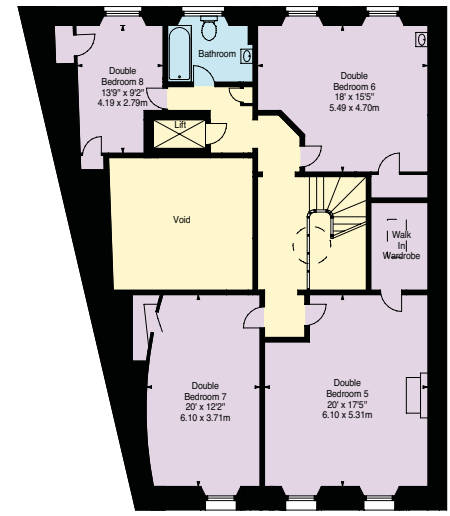


Lower Ground Floor

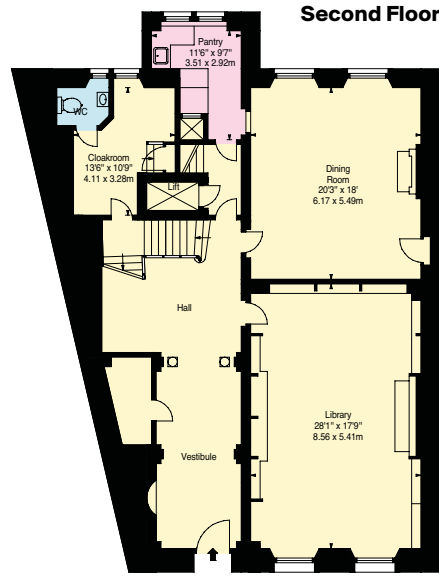
Lower Ground Floor
Half Landing



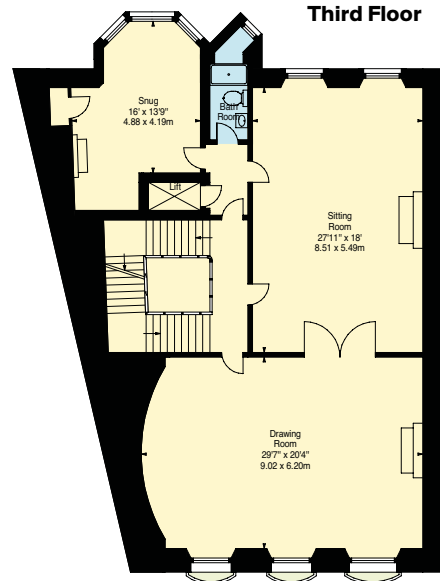
Second Floor



Third Floor



Ground Floor



First Floor

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