

Danube Street
Stockbridge
EH4



Danube Street Stockbridge EH4

An immaculate Georgian townhouse with stunning interiors and a landscaped garden.



Description

This beautiful house, located in one of the most sought-after locations in Edinburgh, has been extensively renovated by the current owners. The result is a wonderful home that sympathetically combines contemporary interior design with the period features of the house. The accommodation is flexible and would suit a variety of different home owners. The garden has also undergone extensive landscaping.

Immediately upon entering the house, there is an impression of the quality of the interiors and the original features. The ground floor provides the principal living and entertaining space with the formal drawing room to the front and the family room to the rear. The drawing room is a stylish space that currently combines a sitting area and a formal dining area next to the two large windows, which flood the room with natural light. The family room has double doors leading to the patio area of the garden. This well-proportioned room would also work well as a dining room or an additional bedroom if required. Completing this floor is a smart shower room and a cloakroom leading out to the garden.

The beautiful kitchen is on the lower ground floor, with convenient, direct access to the street and the two dry lined under pavement cellars. The kitchen features an island unit and an Aga range as the focal point. There is ample surface space and excellent storage. The design and colour scheme are contemporary while cleverly complementing the period of the house. Adjacent to the kitchen is the utility room/pantry.





The principal bedroom is to the front of the first floor. This spectacular room was once the drawing room and is therefore a large space with three tall windows with working shutters. The room features a sitting area around the wood burner and a walk-in dressing room. There is a further double bedroom with a Juliet balcony looking on to the garden, as well as the family bathroom which has a free-standing bath and large shower.

On the second floor, there are two double bedrooms and a stylish bathroom, again with separate bath and shower. The smallest bedroom had been fitted out as a home office but would also work well as a single bedroom.



Throughout the house there are Georgian period features such as cornices, plasterwork and shutters. The elegant staircase is crowned by a cupola which brings natural light right through to the ground floor hall. In combination with the period details, the house features newly fitted double glazed windows and new radiators. The recent refurbishment also included the new kitchen, new bathrooms and the dry lining of the two under pavement cellars which provide excellent storage. To note, one cellar is currently used as a gym.

The sunny south-west facing garden has been recently landscaped. The modern design offers clean lines and formal planting, with feature lighting which creates a wonderful atmosphere in the evening. There are three levels to the terraced space with a dining area and lawned sections. This is the perfect city centre oasis in which to relax or entertain.

This is a truly exceptional property in the heart of Stockbridge. For anyone looking for a beautiful house that is ready to move into and start enjoying immediately, this is a fantastic opportunity.

Location

Danube Street is an elegant cobbled street within the Stockbridge area which is widely regarded as one of Edinburgh's most sought-after residential locations. The Dean Gardens, The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway are all located within walking distance and a variety of local independent shops, restaurants, coffee shops and boutiques can all be found in the immediate area. Princes Street, the West End and the New Town are also within approximately half a mile of the property. Many of Edinburgh's renowned schools are in the vicinity, including Stockbridge Primary, Broughton High School, The Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools and St. George's School for Girls. Waverley and Haymarket train stations are within easy reach and there is a good bus network in the area. Edinburgh Airport is approximately 7.4 miles away.

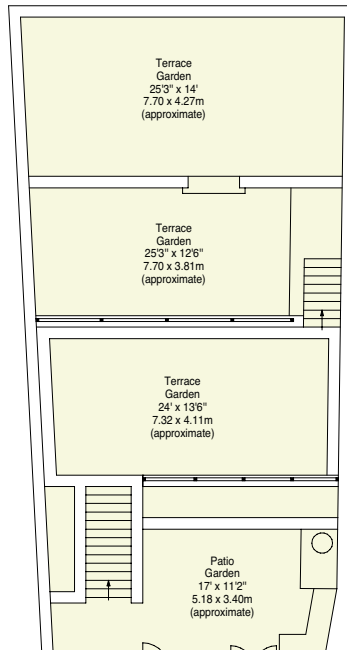
Council Tax

Band H

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
2832 Sq Ft - 263.09 Sq M
Lined Cellars/Gym & Store:
146 Sq Ft - 13.56 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.



I would be delighted to tell you more.

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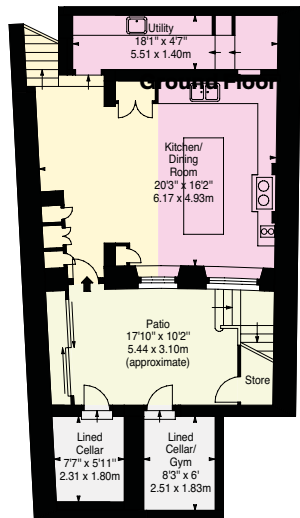
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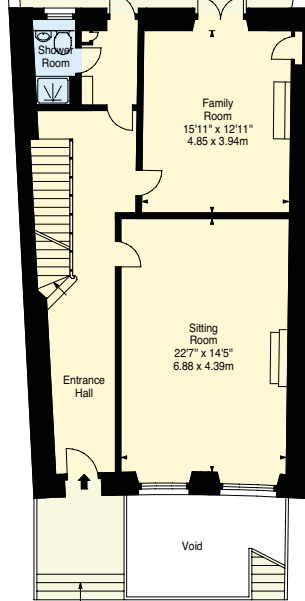
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

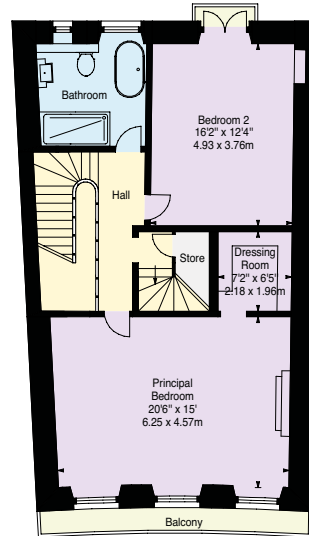
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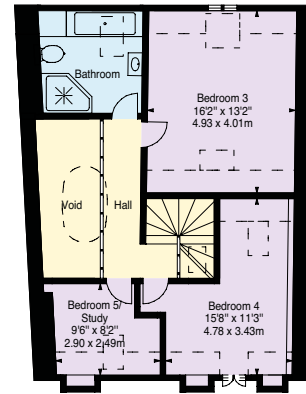
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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