



Alva Street, West End EH2



An immaculately refurbished whole Georgian townhouse with off street parking for three cars

This is a wonderful opportunity to own a full townhouse in a beautiful West End street. The current owners have sympathetically renovated the house throughout. The result is a stunning family home that successfully combines the original architectural features and the practicalities of modern family life.

The accommodation flows well with the perfect balance of living space and bedrooms. While the property can be occupied as a whole, it has been cleverly designed for the lower ground floor to be separated as a self-contained flat, still allowing access to the patio and parking from the main house. The entrance hall and stairs give a memorable first impression. The sweeping stone staircase is crowned by a cupola which floods it with natural light. This beautiful part of the house sets the tone and gives an indication of the attention to detail and finish that can be seen throughout the house.



6



5



3



3



3

EPC

D

Tenure

Freehold

Local Authority

Edinburgh City Council

Council Tax

Band G



The living space in the principal part of the house is provided by the ground floor drawing room and the impressive first floor sitting and dining room. Both of these public rooms have wonderful proportions, large south-east facing windows and period features including intricate cornicing and working shutters. The kitchen is of a sleek contemporary design and has high quality fixtures and fittings. Adjacent is the cloakroom and WC.

The large principal bedroom is to the rear of the first floor. The clean, contemporary design creates a calm atmosphere and the room benefits from an impressive en suite shower room. The quality of the finish is replicated through the remaining three bedrooms and two shower rooms, one en suite, located on the second floor.

From the ground floor, stairs lead to the utility room which then gives access to the back door leading to the patio and the three parking spaces. The rest of the lower ground floor is set up to function as a self-contained flat but is only separated from the main house by a dividing door. This gives people the opportunity to keep this floor as part of the main house if needed. It could be perfect as guest accommodation, rooms for older children or as home offices. Accommodation consist of an open plan kitchen/living space, two bedrooms and two shower rooms.





Outside, there is a patio to the rear providing space for outside dining. Beyond this are the three private parking space. There is a further patio area to the front leading to three dry lined under pavement cellars.

This is a fabulous family home, beautifully presented and conveniently located in the heart of central Edinburgh. It is unusual to find a whole townhouse, in such good condition, which also benefits from outside space and parking. It's the perfect West End townhouse.



Location

Situated in the heart of Edinburgh's prestigious West End, Alva Street enjoys fashionable shops, boutiques, restaurants and bars within easy reach. The property is a stone's throw away from charming, cobbled William Street with its array of independent businesses, and is only a short walk from the retail, financial and commercial city centre in Princes Street and George Street. It also has easy access to Stockbridge and Haymarket Train Station.

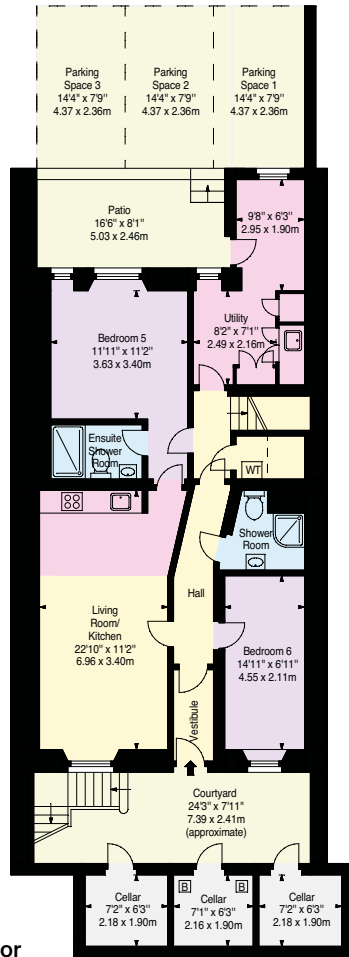
Local amenities include the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club, the Dean Tennis Club, numerous yoga studios and the Modern and Dean Art Galleries. There is easy access to the impressive Water of Leith walkway which leads to the Edinburgh cycle path network, whilst the open green spaces of Princes Street Gardens, Inverleith Park, The Royal Botanic Gardens and The Meadows are within easy walking distance. The area is particularly popular with families, with schools including George Heriots School, St. George's School For Girls, Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy all 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.



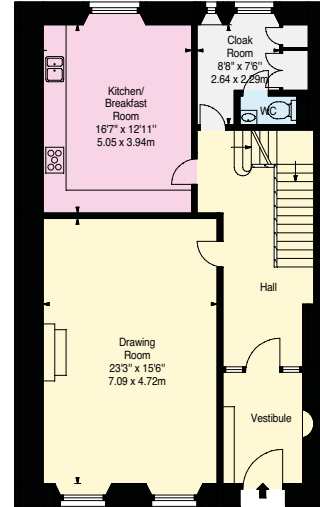




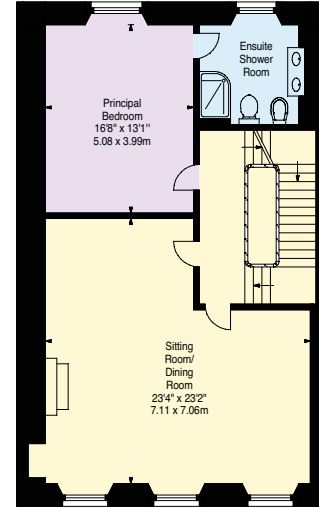
Approximate Gross Internal Floor Area
3846 Sq Ft - 357.29 Sq M
Cellars: 145 Sq Ft - 13.47 Sq M



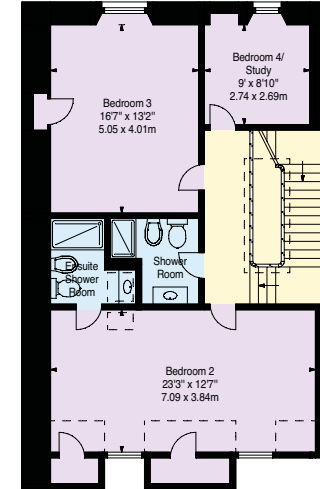
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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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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