



Moray Place, New Town, **EH3**



One of Edinburgh's finest townhouses, with **breathtaking views.**

Description

One of only a handful of full townhouses in Moray Place, this exceptional property has been owned by the same family for several decades and is coming to the market for the first time since the 1950s. The house has a fascinating history, including being used as a hospital for a period of time following the First World War. Most recently, the house has been used by the owners as a ground and garden flat and a separate home occupying the upper three floors. As there is no physical separation, there is no barrier to occupying it as a single house.

There is great potential for the new owner to configure the house to suit their own needs and to create their perfect family home. Already one of The New Town's most important houses, there is scope to enhance it and bring it to a truly exceptional level. Architect's plans, with a suggested layout, are available upon request.



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EPC

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Offers Over

£4.5m

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band H

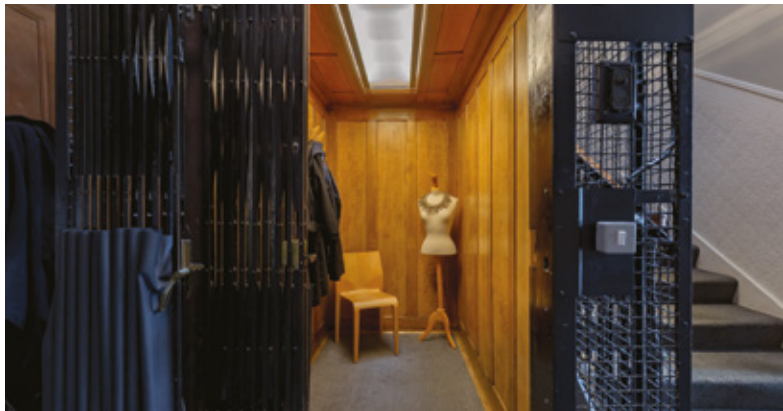






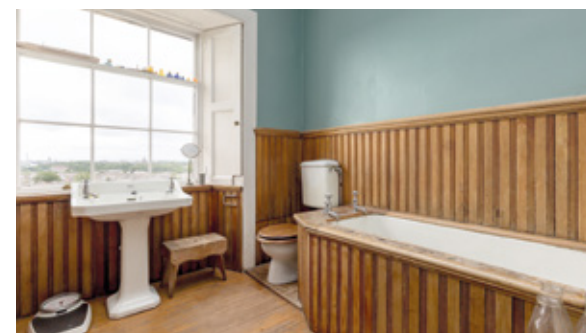
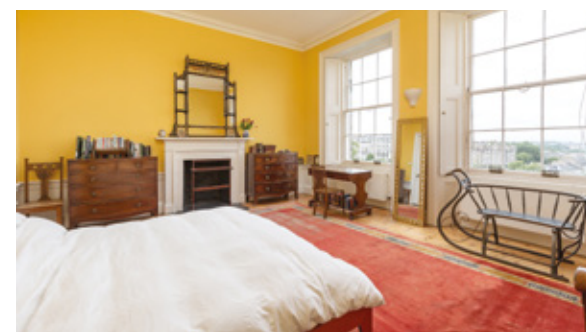
The principal reception rooms can be found on the ground and first floors. All have beautiful period details including panelling, cornicing and fireplaces. The double reception room on the first floor is especially impressive. Running the full depth of the building, the views to the front and rear are stunning. There are as many as nine bedrooms in the house, depending on how one chooses to use the accommodation. Unusually for a New Town house, there are two spectacular rooms on the top floor. A drawing room with vaulted ceiling and views to Edinburgh Castle, and a family kitchen with a large crittall window with phenomenal views to the North, across the Firth of Forth. In addition, there is access to a small roof terrace from where a 360 degree view of Edinburgh can be enjoyed. There is a lift serving all floors. This incredible piece of engineering has been in place since the 1920s.

Outside, there is a large garden which benefits from afternoon and evening sun. For a city centre garden, the peace and tranquillity is extraordinary and there is potential to create a stunning landscaped space to beautifully offset the house. At the end of the garden there is a gate leading directly onto Bank Gardens which lead down to the Water of Leith. Having this direct access to a private park is brilliant for families with children or dogs and offers a lifestyle that is hard to find in the city centre. In addition, the house benefits from access to the beautiful Moray Place Gardens which has a small playground and is a focal point of the community. Three under pavement cellars can be found to the front of the property.















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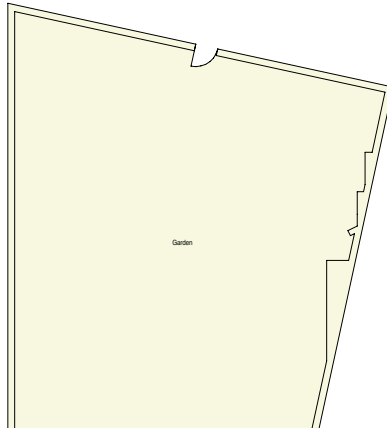


Location

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.

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.

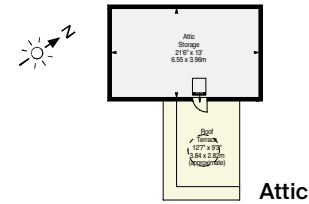


Approximate Gross Internal Floor Area

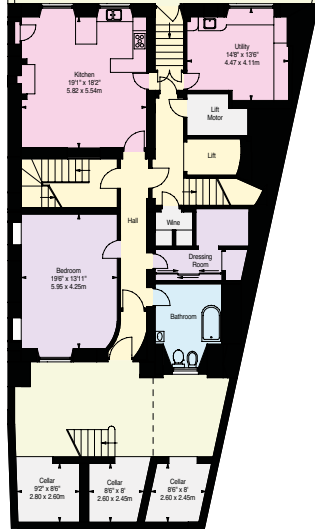
House: 8,877 sq ft / 824.67 sq m

Cellars: 234 sq ft / 21.74 sq m

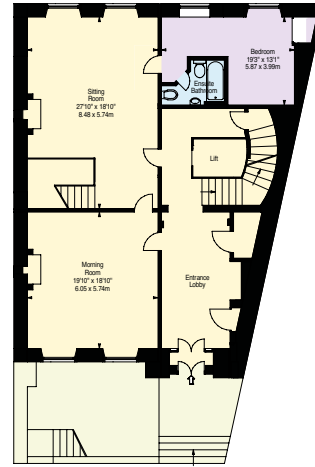
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



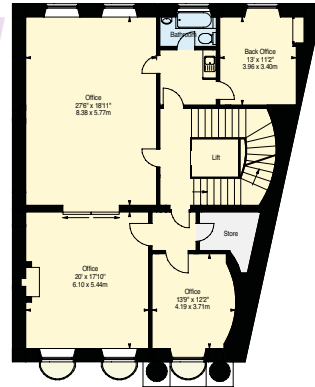
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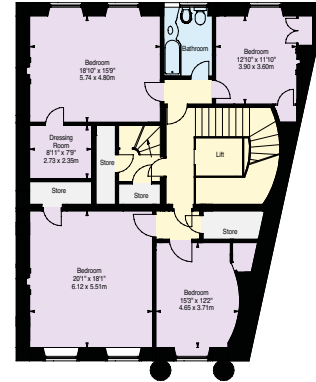
Lower Ground Floor



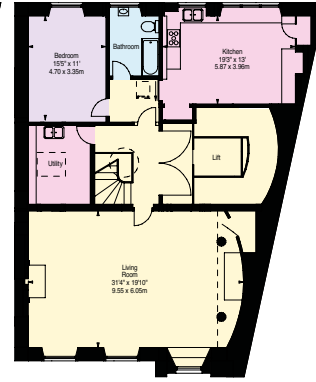
Ground Floor



First Floor



Second Floor



Third Floor

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I would be delighted to tell you more

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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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