



Melville Street, Edinburgh, EH3



An exceptional West End Georgian townhouse including two mews properties, castle views, a private walled garden and a garage.

The property

An exceptional Georgian townhouse with two mews properties set around an attractive large west-facing walled garden.

All properties have been completely refurbished, inside and out, to a very high standard between 2021 to 2023, designed to incorporate all modern conveniences, and to enhance and simplify living. The properties have sophisticated integrated A/V and lighting systems, all controlled through simple app's or by Alexa/voice control in certain locations. Melville Street has always been, and remains today as one of Edinburgh's finest, and most prestigious Georgian streets with the statue as its centre piece and bookended by St Mary's Cathedral and the dome of St George's Church.

This unique property is situated in the city centre at the heart of Edinburgh's West End; a popular area comprising beautiful Georgian terraces and crescents interspersed with gardens. A stone's throw away, the charming, cobbled William Street enjoys fashionable shops, boutiques, restaurants and bars with its array of independent businesses.

Offers Over	Tenure	Local Authority	Council Tax
£2,950,000	Freehold	The City of Edinburgh Council	Band H



The property is extremely well connected, being only a short walk from the retail, financial and commercial city centre in Princes Street and George Street and only 200m to the tram connecting to Edinburgh International Airport.

There is easy access to the impressive Water of Leith walkway leading to the Edinburgh cycle path network, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park

are also within walking distance. The area is particularly popular with families, with schools including St. George's School for Girls, Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy all nearby.



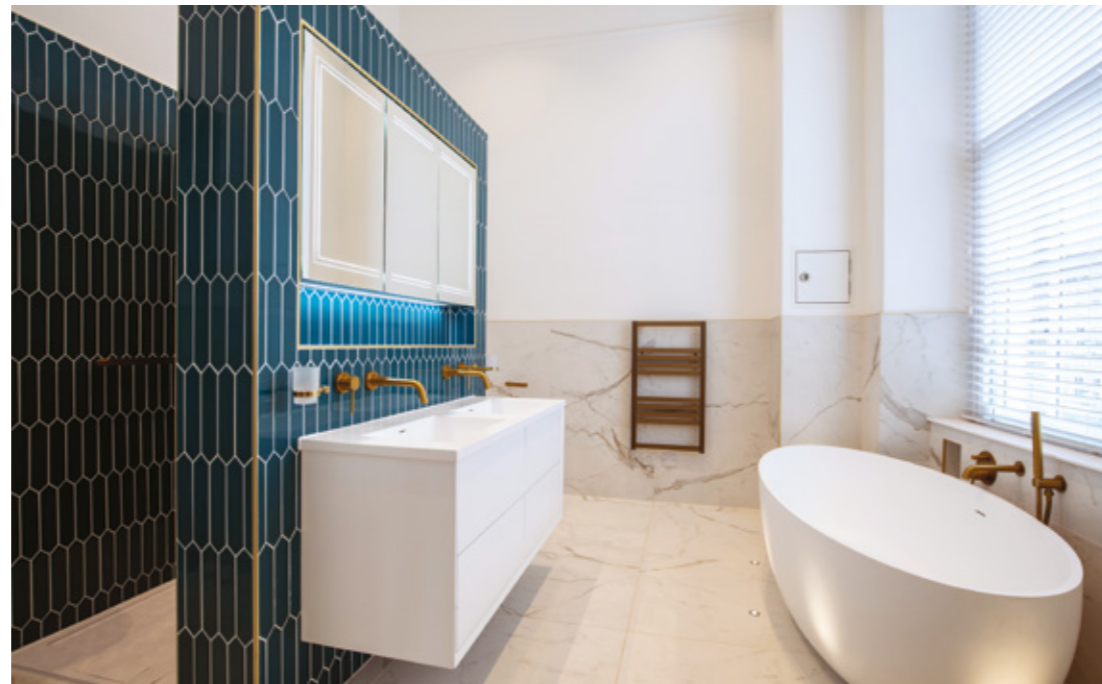
The townhouse

This spectacular townhouse, built in circa 1825, is accessed via an inviting 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 impressive kitchen/dining room is positioned in the front east-facing room. The bespoke contemporary kitchen features a large island unit, ample storage including a traditional larder cupboard, Miele appliances and high-quality fixtures and fittings throughout. The charming sitting room is set to the rear of the property featuring a large sash and case window overlooking the garden and showcases lovely features including a modern fireplace and a connected private study. The ground floor is completed by a spacious cloakroom/WC. The elegant stairs to the upper floors are crowned by a beautiful new cupola which provides natural light through the centre of the house.

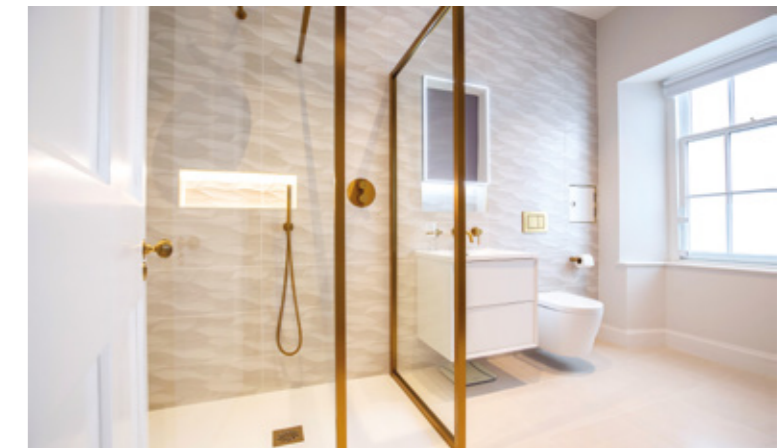
To the front of the first floor, the drawing room is exceptional, providing incredible bright living space with three large sash and case windows and a large, flexible entertaining area. There are views to the Castle from both the first and second floors of the property. The impressive master bedroom is located to the rear and benefits from a stunning en suite bathroom and a bespoke designed dressing area.

On the second floor are three further well-proportioned double bedrooms and two bathrooms.



The property is completed with the basement floor, that leads out to the private garden, with a guest bedroom, an en suite shower room and a sizeable laundry room at this level. There are storage amenities on each level of the property as well as a laundry chute from the top of the house to the laundry room. The basement area also has additional cellar storage with two dry-lined cellars and including electricity, water and lighting. To the rear is an attractive landscaped private walled garden, affording full afternoon sun

The garden has power and water connections installed and also feature lighting with night sensors. As well as benefiting from parking in the mews, an owner can apply for on-street resident parking permits with parking available at the front of the property.



Approximate Gross Internal Floor Area
Townhouse (including Cellars)
4459 Sq Ft - 414.24 Sq M

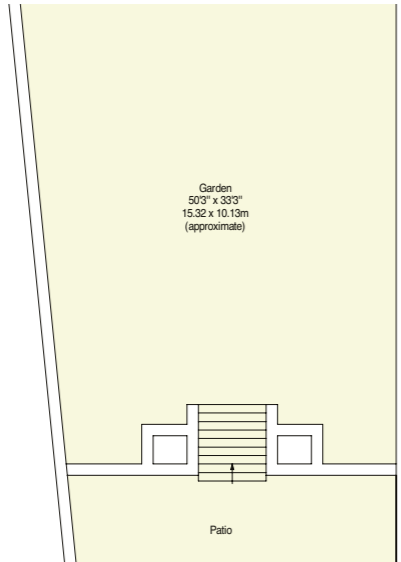
Mews One
874 Sq Ft - 81.19 Sq M

Mews Two
821 Sq Ft - 76.27 Sq M

Grand Total
6154 Sq Ft - 571.71 Sq M

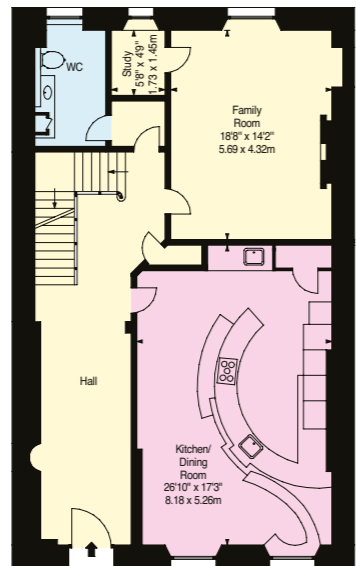
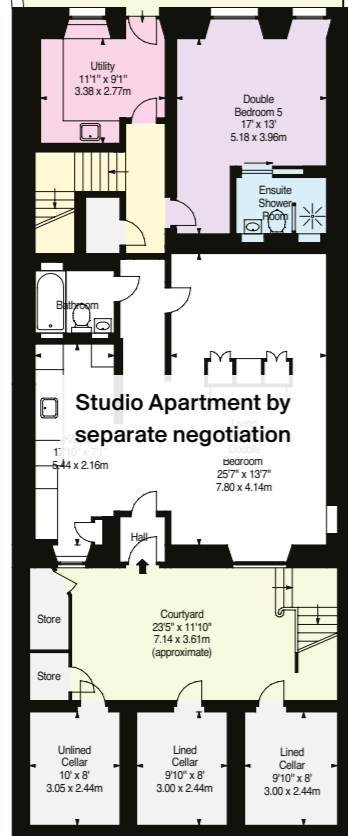
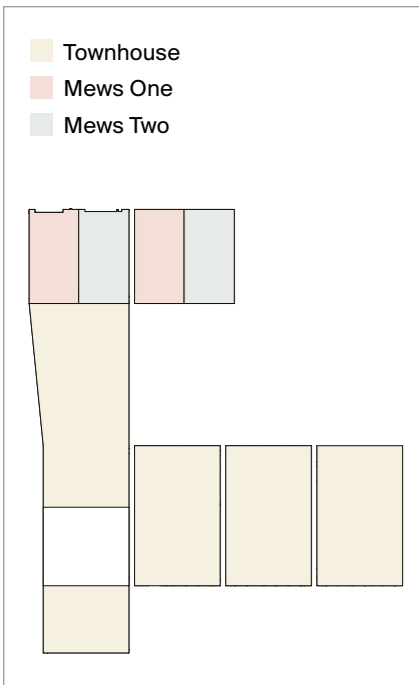
Studio Apartment
(available by separate negotiation)
673 Sq Ft - 62.52 Sq M

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.

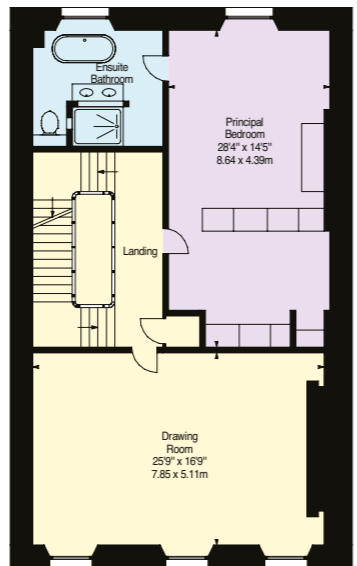


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

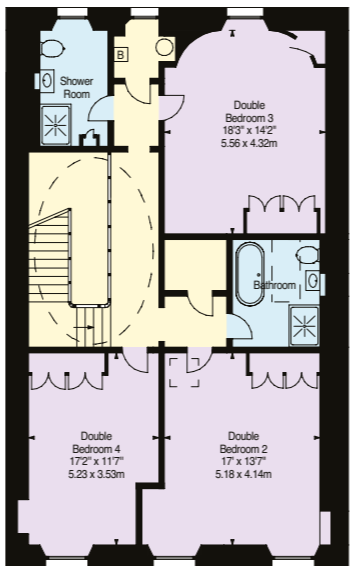
Block Plan



Ground Floor



First Floor



Second Floor

Lower Ground Floor

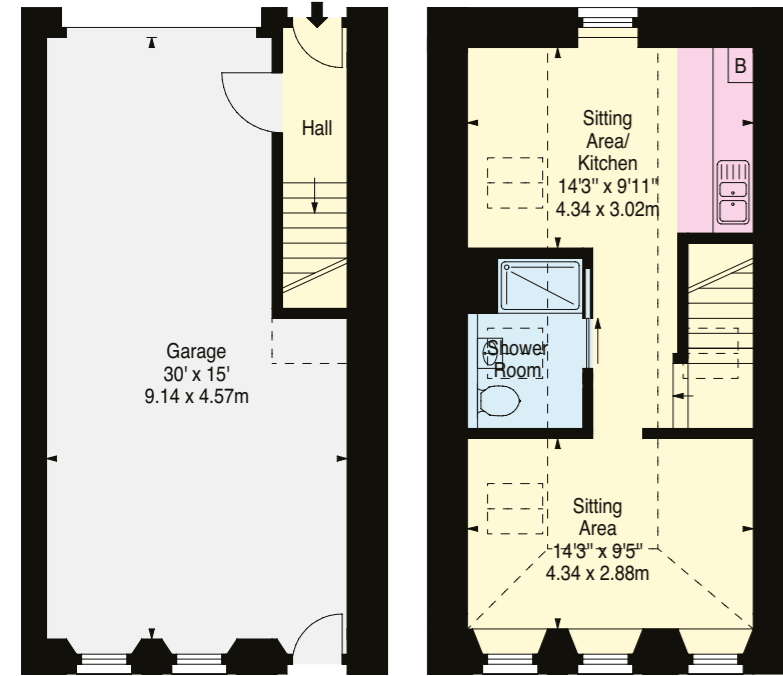


Mews one

This mews property has been designed to provide garaging on the lower floor for the townhouse. Access of the rear mews lane from Chester Street, leads to this well-proportioned garage that is likely to fit two cars. There is direct access from the garage to the private rear garden that leads to the townhouse. The mews has a separate front door with a lobby and staircase leading to the upper level which has been refurbished to a high quality and could be used as a home office or a studio apartment. The property has a kitchen and an attractive shower room.

Approximate Gross Internal Floor Area
874 Sq Ft - 81.19 Sq M (Including Garage)

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Ground Floor

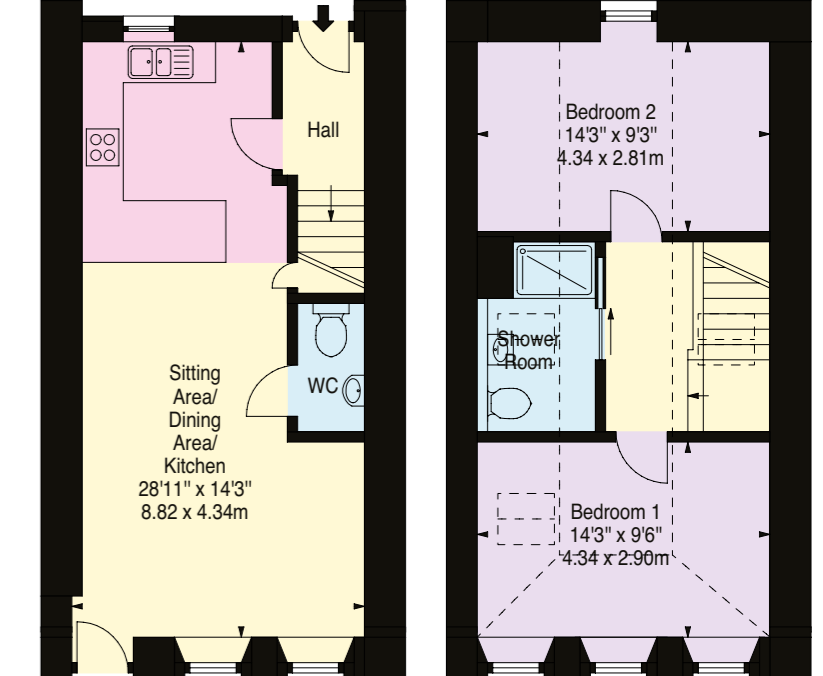
First Floor

Mews two

This exceptional and charming, two-bedroom mews property can also be accessed from the private lane or from the townhouse. It therefore could be used as an additional accommodation to the townhouse or could be used totally independently of the townhouse. The entrance hall leads into the open plan kitchen, living and dining space on the ground floor level. The striking kitchen has everything required for cooking and convenience, with excellent storage, Siemens appliances, attractive worktops and a breakfast bar. There is space for a table and a living area to the rear with outlooks onto the garden. There is a WC on this level. Upstairs, there is two spacious double bedrooms, both benefiting from built in storage. There is a stylish shower room positioned between the bedrooms.

Approximate Gross Internal Floor Area
821 Sq Ft - 76.27 Sq M

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Ground Floor

First Floor



The apartment (available by separate negotiation)

This apartment benefits from its own main door access via a private front courtyard. The flat is entered through a lobby into the main open plan living space. This charming living space is open plan to the kitchen, a perfect space for entertaining guests. The kitchen has been designed and completed to a very high standard with plentiful storage, attractive units and worktops and Siemens appliances throughout.

The sizeable bedroom, whilst open plan with the living space, is cleverly divided by the installation of a wardrobe and dresser unit with a TV wall to the living room on the other side. The bathroom has been finished to a high standard, and in common with all other bathrooms, include bespoke tiling, electric under floor heating and a de-mist mirror. The layout has been designed so that should an owner wish to reconnect the apartment to the main house, only a doorway needs to be created to enable this.



Specification sheet

- Miele integrated appliances in the townhouse, Siemens appliances in the apartment and the mews.
- KNX A/V system fitted throughout the properties: lights door entry, CCTV, sound and heating can all be operated through mobile app
- Keyless door entry for townhouse and mews garage
- Sonos speaker system installed in principal rooms in the townhouse
- Wi-Fi boosters on every floor
- Lighting and music controlled through Alexa
- Underfloor heating in all bathrooms as well as integrated LED lights
- All properties have been fully re-wired and plumbed with new central heating boilers.
- Walls have been replastered and decorated with new insulations and flooring installed throughout.
- New sound/draft proof insulated windows installed throughout all properties.
- Further specification details are available upon request

Location

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 and Edinburgh's Haymarket and Waverley stations are located nearby. 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 leading to the Edinburgh cycle path network, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The area is particularly popular with families, with schools including 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.

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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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Particulars dated April 2024. Photographs and videos dated March 2023.

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