



Melville Street, Edinburgh, EH3



An exceptional six bedroom townhouse with castle views, a private walled garden and a mews property incorporating a garage and studio apartment.

The property

This spectacular Georgian property benefits from excellent accommodation with an attractive large west-facing walled garden. The property has 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 property has 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 centrepiece 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. 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.

Offers Over	Tenure	Local Authority	Council Tax
£2,450,000	Freehold	The City of Edinburgh Council	Band H



Approximate Gross Internal Floor Area
Townhouse (including Cellars)
4361 Sq Ft - 405.14 Sq M
Mews 1
874 Sq Ft - 81.19 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.



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 principal bedroom is located to the rear and benefits from a stunning en suite bathroom and a bespoke designed dressing area.

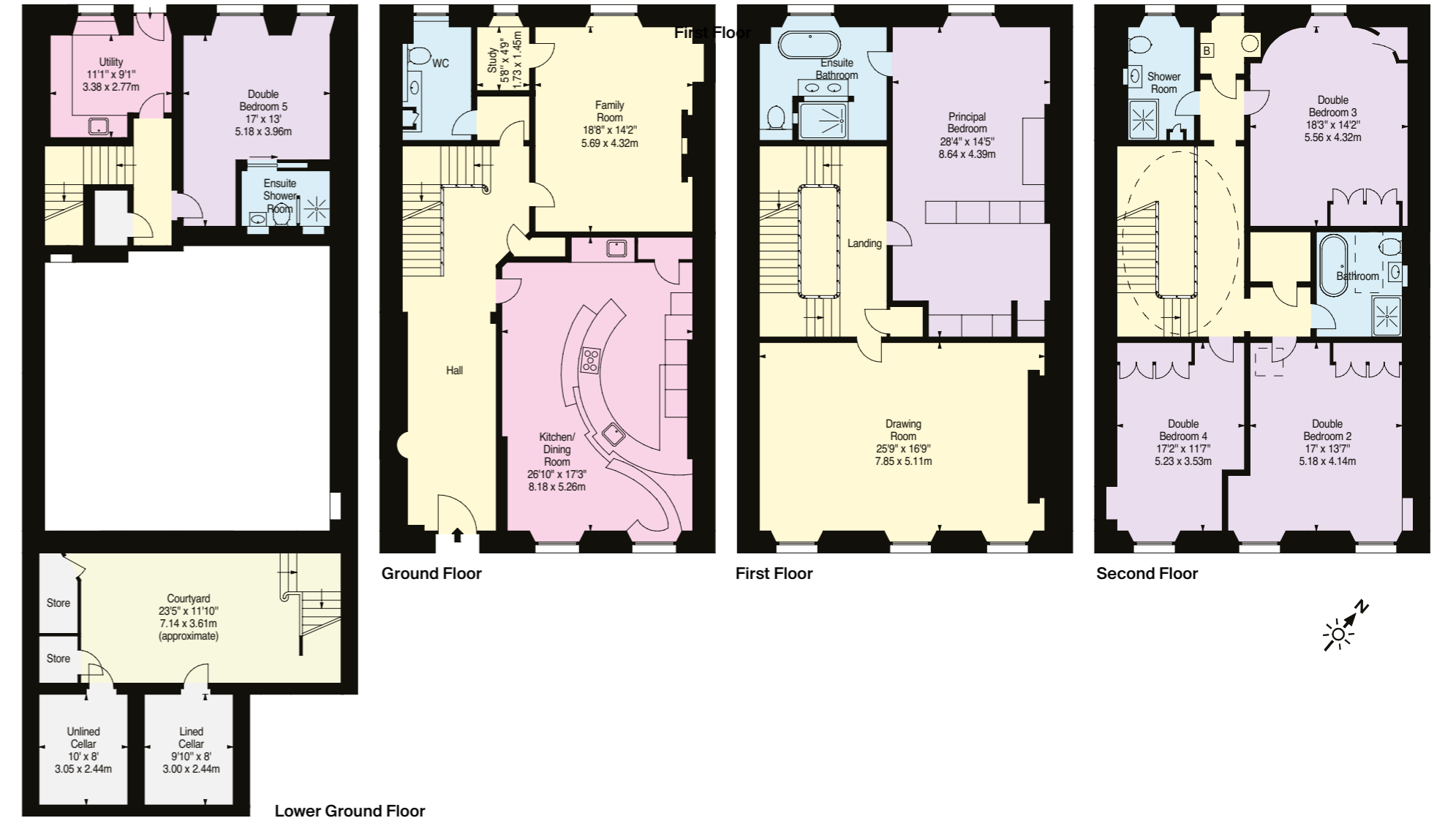
On the second floor are three further well-proportioned double bedrooms and two bathrooms.

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.

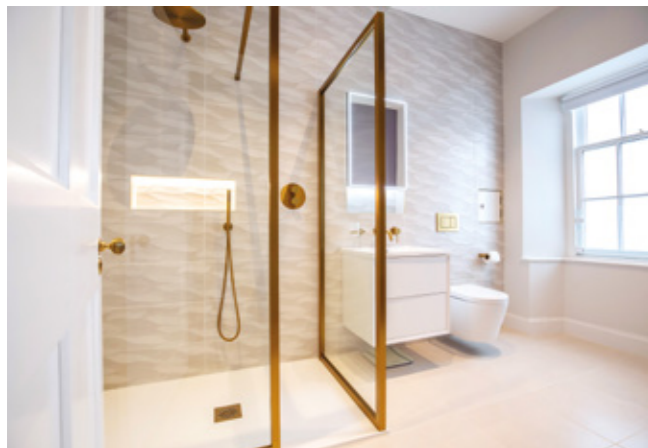


Approximate Gross Internal Floor Area Townhouse (including Cellars) 4361 Sq Ft - 405.14 Sq M

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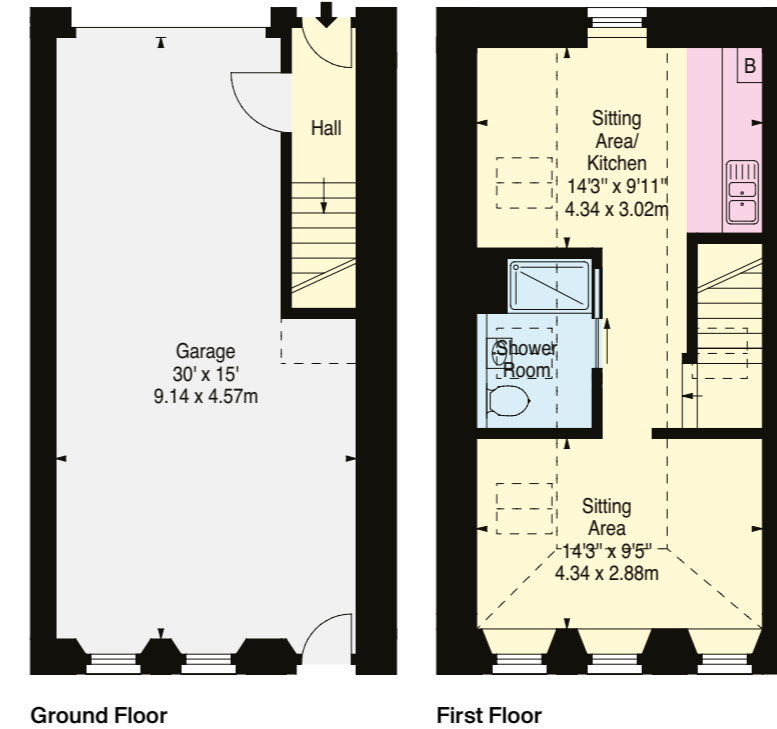


The Mews

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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Specification sheet

- Miele integrated appliances in the townhouse, Siemens appliances in 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
- Integrated sonons in-ceiling speakers installed in principle rooms in townhouse
- Sonos speaker system installed in principle rooms in the townhouse
- Wi-Fi boosters on every floor, and ethernet wall connections in strategic locations
- Lighting and music control through Alexa
- Underfloor heating, heated towel rails and integrated night sensor LED lights in all bathrooms
- All properties have been fully re-wired and plumbed with new central heating boilers, new lighting, switches and sockets, many with USB'c' ports
- Full re-decorations, new flooring, insulation and sound proofing, along with roof refurbishment
- New sound/draft proof insulated windows installed throughout all properties, and sprinklers in townhouse
- Further specification details are available upon request
- Attractive potential rental values quoted for the mews and apartment

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.

Knight Frank Edinburgh
80 Queen Street

Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Neil Scott
0131 222 9600

neil.scott@knightfrank.com

Edward Douglas-Home
0131 222 9600

edward.douglas-home@knightfrank.com



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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