

7 FORRES STREET
EDINBURGH





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An exceptional Georgian townhouse with a landscaped garden, in a prestigious New Town address.

This five-storey, seven-bedroom family house sits in a prime location on Forres Street, with a landscaped garden and access to the stunning Moray Gardens just at the end of the road. The house has been extensively renovated and redecorated in recent years, retaining Georgian period features, balanced with fresh contemporary interiors. The result is a stunning family home with a wonderful, bright atmosphere. The property features original details throughout, including exquisite corncicing, working shutters, dados, cupolas, and stone flooring in the entrance hall.

There is a modern kitchen on the ground floor, while the dining room and drawing room provide living and entertaining space with glorious proportions. There is a principal bedroom and bathroom on the first floor, with five other bedrooms and two further bathrooms over the second and third floors proving excellent accommodation for children and guests. The lower ground floor is currently set up to provide a work room, gym, and single bedroom. This floor could equally function as a self-contained 2-3 bedroom flat or could be used as informal living space, ideal for children and teenagers. Also on this level is the utility room, the wine cellar and access to the garden.





LOCATION

Forres Street is a no through road which runs off Moray Place. This is the most prestigious part of 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.









OUTSIDE

Outside, there is a beautiful, landscaped garden. There is a large terrace for outside dining and carefully planted borders, creating a stunning outside space. For a city centre garden, the peace and tranquillity is extraordinary. 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 lined under pavement cellars can be found to the front of the property.

Services

Local Authority: Edinburgh City Council.

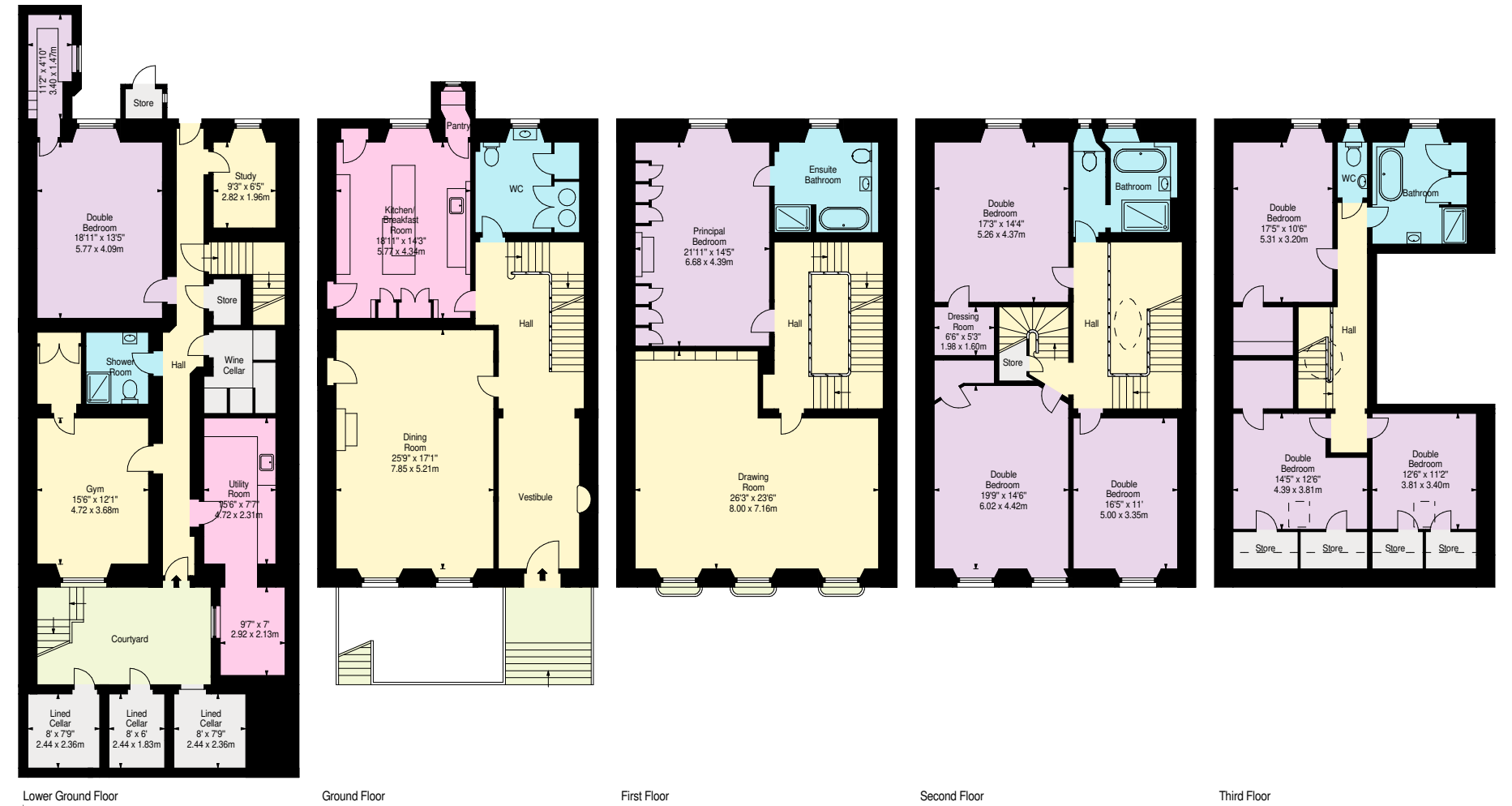
Council Tax Band: H

EPC: D

Approximate Gross Internal Floor Area

Main House = 565.76 sq m / 6,090 sq ft

Lined Cellar and Store = 19.04 sq m / 205 sq ft



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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