

35 DRUMMOND PLACE

EDINBURGH





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An exceptional Georgian townhouse with stunning contemporary interiors.

ACCOMMODATION

Ground Floor:

Entrance Vestibule, Hall, Study, Bedroom with ensuite shower room and dressing room, Shower Room

First Floor:

Drawing Room, Dining Room, Kitchen

Second Floor:

Principal Bedroom with ensuite bathroom, Three further double bedrooms, Shower room

Additional:

Fully lined and waterproofed cellar with power, access to Drummond Gardens (subject to a modest annual fee), Residents Permit Parking

EPC:C

Council Tax Band:H

DESCRIPTION

35 Drummond Place offers the rare opportunity to acquire a resplendent, fully restored and refurbished three-storey, Category A listed Georgian townhouse in one of Edinburgh's most coveted addresses. This impeccable family home is second to none and is the epitome of modern Edinburgh living. It affords the best of both worlds, seamlessly blending contemporary design with an abundance of original period features with its spectacular high ceilings, unique curved dining room, intricate cornicing, new and upgraded copula, original fireplaces and sash and case windows with working shutters, whilst also offering all modern luxuries including an expansive Kitchens International kitchen with integrated appliances, Broadband connectivity wiring throughout and smart mobile controlled heating and hot water - new underfloor heating to the middle floor and common areas on the ground floor.

Arranged over three levels the property offers spacious family accommodation with five large double bedrooms, three public rooms and four luxurious contemporary bathrooms. The property also benefits from access to the private Drummond Gardens and a lined under pavement cellar.







LOCATION

Drummond Place is located in one of the most desirable residential addresses in the UNESCO-inscribed World Heritage Site in the heart of Edinburgh's New Town. The property sits on the doorstep of the cosmopolitan Stockbridge with its excellent local amenities and The Royal Botanic Garden Edinburgh and is just a short walk to the city's main commercial, entertainment and business districts. The property lies within easy reach of Waverly Train Station and the city's excellent bus and tram services to Edinburgh International Airport.



Approximate Gross Internal Floor Area

Total Area = 386.65 sq m / 4,162 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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

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Edward Douglas-Home
edward.douglas-home@knightfrank.com
0131 222 9600