

15/1 DUNCLIFFE

Kinellan Road, Murrayfield, Edinburgh, EH12 6ES

ENCHANTING
*lower ground-floor
apartment*



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

15/1 Duncliffe

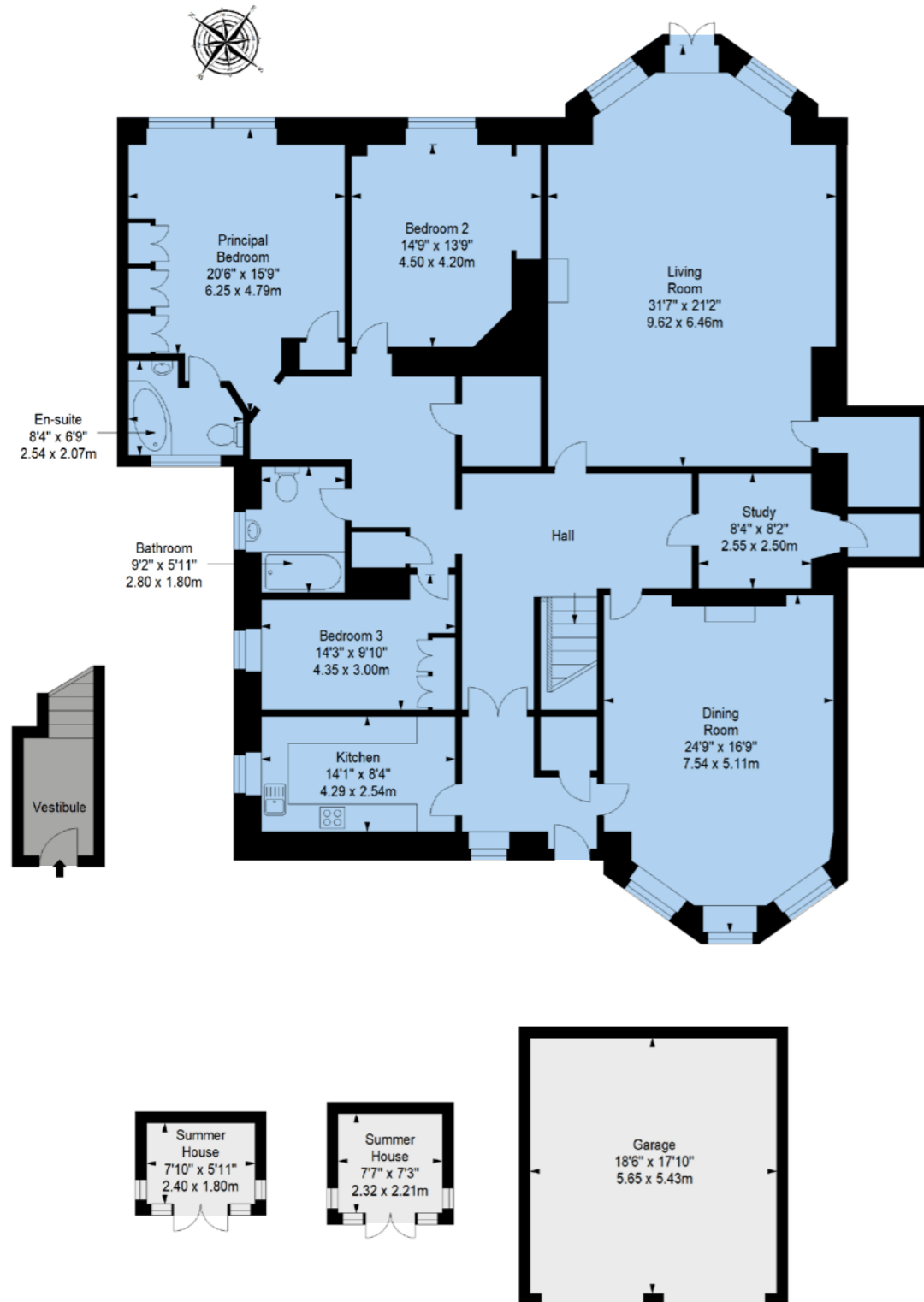
LOCATION

Edinburgh, EH12 6ES

APPROXIMATE TOTAL AREA:

279.5 sq. metres (3008.6 sq. feet)

● LOWER GROUND-FLOOR ● GROUND-FLOOR ● EXTERNALS



The floorplan is for illustrative purposes. All sizes are approximate.



CONTENTS

- 07 The property**
This rarely available main-door lower ground-floor apartment is set within Duncliffe...
- 09 The entrance**
The approach to the property is instantly captivating...
- 12 Reception rooms**
The home has two reception rooms that have a generous sense of scale and grandeur...
- 18 The kitchen**
A well-appointed kitchen with granite worktops...
- 20 The bedrooms**
Located throughout the home, the three bedrooms are all doubles that benefit from light decoration and snug carpeting...
- 25 The washrooms**
A family bathroom and an en-suite...
- 27 Gardens & parking**
Externally, the home has private gardens to the front, side, and rear...
- 28 The area**
One of the capital's most exclusive residential areas...

WELCOME TO 15/1 DUNCLIFFE



Forming part of a stunning C-listed Victorian villa in Murrayfield, housing just three exclusive properties, this enchanting main-door lower ground-floor apartment is a truly special three-bedroom residence that offers substantial rooms with sympathetic interior design and preserved period features – a characterful combination that creates a one-of-a-kind home.

GENERAL FEATURES

An enchanting lower ground-floor apartment
 Part of a C-listed detached Victorian villa
 In the West Murrayfield conservation area
 Very large, light-filled rooms with high ceilings
 Attractive interior design and period features
 EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Private main-door entrance and vestibule
 Naturally-lit hall with three storage cupboards
 Expansive living room with working open fireplace
 Southwest-facing dining room with multi-fuel stove
 Well-appointed kitchen with granite worktops
 Three double bedrooms with wardrobe storage
 Versatile study for home working (with storage)
 En-suite bathroom with a whirlpool corner bath
 Family bathroom with tongue and groove panels

EXTERIOR FEATURES

Impressive private gardens that are landscaped
 Private double garage and large shared driveway



Part of a C-listed detached Victorian villa

This rarely available main-door lower ground-floor apartment is set within Duncliff, a historical C-listed Victorian villa which enjoys its own space and privacy, set behind a stone wall and shielded by trees. Enjoying a rich history, the original owners of Duncliff villa were close friends of the famous Scottish writer, Robert Louis Stevenson who penned a poem to the home and featured the house in his story *The Misadventures of John Nicholson*.

Today, the residence has been converted into three impressive properties for luxury lifestyles. The three-bedroom home boast generously proportioned, light-filled rooms with impeccably high ceilings and ornate period details, all finished with attractive décor throughout. It offers historical elegance and character, alongside modern sensibilities, incorporating a quality kitchen and two bathrooms. It also features two grand reception rooms, as well as ample private parking and mature private gardens. Set within the prestigious West Murrayfield conservation area, the property has an exclusive and highly sought-after location that provides a sense of tranquillity in the heart of the capital, still within easy reach of all the city centre has to offer.



AN UNFORGETTABLE INTRODUCTION

The approach to the property is instantly captivating, encompassing the villa's beautiful gardens and exquisite Victorian architecture. Moving inside, the home's private front door opens to a vestibule with a traditional staircase that displays incredible craftsmanship. This leads down to a naturally-lit hall with a captivating aesthetic and three storage cupboards.



A traditional staircase that displays incredible craftsmanship

TWO GRAND

reception rooms

The home has two reception rooms that have a generous sense of scale and grandeur. The living room immediately catches the eye, with its expansive dimensions and characterful period details, including highly ornate cornicing, decorative ceiling plaster work, and traditional wall panelling. The elegant look is further enhanced by white décor and stripped wooden floorboards, whilst a magnificent (period) working open fireplace creates the most eye-catching focal point. The room has a walk-in storage cupboard and it is brightly illuminated; plus, it flows out into the rear garden via French doors.



Expansive living room with working open fireplace...



Southwest-facing dining room with multi-fuel stove

On the opposite side of the hall, the southwest-facing dining room provides an equally spacious reception area and the flexibility of use for formal gatherings and casual, everyday living. It has a neutral backdrop and a traditional-inspired feature wall, as well as a hardwood floor for easy upkeep. A multi-fuel stove completes the space, ensuring a cosy environment for dinner parties.



A WELL-APPOINTED KITCHEN

with granite worktops

Offering excellent storage and workspace, the kitchen has an attractive design pairing wooden cabinets with black granite worksurfaces. A classic accent wall adds to the sophisticated aesthetic, along with a shelved bay for bottles and utensils. Spacious and well-appointed, it is perfect for food lovers.





SPACIOUS SLEEPING QUARTERS and a study

Located throughout the home, the three bedrooms are all doubles that benefit from light decoration and snug carpeting for comfort. Boasting a very large footprint, the principal suite can accommodate a four-poster bed and additional bedside furnishings. It also features generous built-in wardrobes with further storage set above, and it has the luxury of an en-suite bathroom. Bedroom two is of a similar size, enjoying a bold accent wall and open wardrobe fixtures, complete with clothes rails and shelving. The third bedroom has built-in wardrobes, maximising the useable floorspace to allow room for a workstation. In addition, there is a study (with a built-in cupboard) that is ideal for working from home or for creative use.





A FAMILY BATHROOM

and an en-suite

The three-piece family bathroom is enveloped in tongue and groove panelling and with complementary décor. It is fitted with a hidden-cistern toilet, a washbasin with counterspace, and a bath with a handheld shower. The principal bedroom's en-suite is neutrally presented and finished with white tiles, framed by a border. It has a hidden-cistern toilet, a chic washbasin, downlit mirrored cabinet storage, and a whirlpool corner bath with overhead shower.

Extras: all fitted floor and window coverings, light fittings, gas range cooker, fridge/freezer, and washing machine be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





BEAUTIFUL, LANDSCAPED COMMUNAL GARDENS

Externally, the home has private gardens to the front, side, and rear. With sweeping lawns framed by mature trees and established planting, these landscaped gardens offer excellent privacy and a sense of seclusion from city life, providing a peaceful and picturesque setting for relaxing in the sun. Furthermore, the property comes with two summerhouses as well – perfect for enjoying the gardens whatever the weather. Generous private parking is assured too, thanks to a private double garage and a substantial driveway shared by the residents.



MURRAYFIELD, EDINBURGH



Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas.

With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.





GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.