



22 Blacket Place, Edinburgh, EH9

REVERE

Key Features



Set within the prestigious Blacket Conservation Area of Edinburgh, this rarely available 4-bedroom semi-detached Georgian townhouse offers an opportunity to restore and personalise an elegant home.





Designed by renowned architect James Gillespie Graham, a gated east-facing front garden sets the tone, with the entrance framed by a pair of striking Doric columns. The front door then opens into a spacious entrance vestibule adorned with original mosaic-tiled flooring, leading into a carpeted hallway.

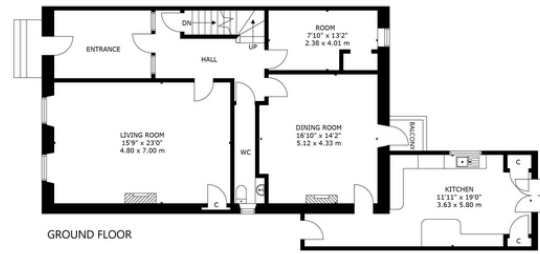
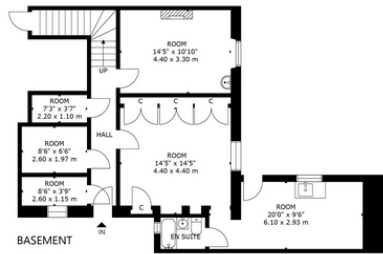
To the right, the grand sitting room boasts twin east-facing sash and case windows overlooking the front garden. Period features abound, including exquisite cornicing, a ceiling rose, original parquet flooring, and a cast iron fireplace set in a black mantle, creating an ambience of refined elegance and comfort.

Straight ahead, past a guest WC, lies a versatile dining room that opens onto a west-facing balcony with views over the rear garden. Like the sitting room, it retains original character elements such as parquet flooring, high ceilings, and a handsome mantelpiece, and would benefit from redecoration.

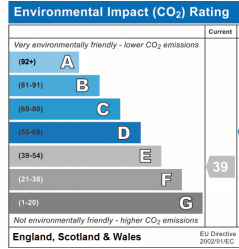
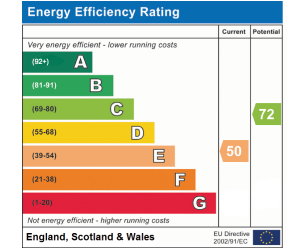
Adjacent, the west-facing kitchen provides direct access to the garden via French doors. While the space requires some modernisation, it currently features illuminated wood-effect wall and floor cabinetry, worktops, and room for freestanding appliances. An additional room positioned to the rear completes the ground floor.

Ascending the staircase complete with a mahogany banister and intricate ironwork you arrive at a generously sized principal bedroom with east-facing views across Blacket Place. This serene





22 BLACKET PLACE, EH9 1RL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3,251 SQ FT / 302 SQ M
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 approximate and should be independently verified.
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Tenure Type: Freehold
Council Tax Band: H
Council Authority:

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