

14 NORTHUMBERLAND STREET
EDINBURGH





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A rare opportunity to acquire one of the handful of full, end-of-terrace Georgian townhouses with a south facing garden, modern kitchen extension and generously wide garage in the heart of Edinburgh's Georgian New Town, a UNESCO World Heritage site.

This four-storey, six-bedroom family house sits in a prime location on Northumberland Street, with a south facing garden, screened in summer by mature trees for privacy. The house has been extensively renovated and redecorated in recent years, retaining Georgian colours and sensibilities throughout, with the exception of the modern kitchen with Miele and Subzero appliances, underfloor heating and a dining extension, which benefits from bi-fold doors for inside/outside living in the warmer months. The rest of the property features original details throughout, including exquisite cornicing, working shutters, dados, cupola, fanlight and stone flooring in the entrance hall.

Recent renovations include a new slate roof in 2021, with rebuilt chimney stack, guttering, gable wall pointing, cupola reglazing, some downpipes replaced, and three chimney flues relined to open period fireplaces. A new boiler was fitted in 2023.

This A-listed house was built in 1813 and has a rich and well-documented history with many notable prior residents, including Sir Douglas Seton-Stewart, the last Hereditary Armour-Bearer and Squire of the Royal Body in Scotland.

ACCOMMODATION

Ground Floor

- ~ Entrance hall with original stone floors and a fanlight over entrance door ~
- ~ Large dining room with working fireplace ~
- ~ Library/sitting room with working wood burner ~
- ~ Large WC and cloak/boot room ~

Garden Level

- ~ Large modern kitchen with fitted cabinets, underfloor heating, Miele and SubZero appliances including two dishwashers and large wine fridge ~
- ~ Modern dining extension with by-fold doors to garden ~
- ~ Guest suite with large double bedroom and en suite shower room ~
- ~ Wine cellar ~ Storage room ~ Utility room ~
- ~ Separate front door entrance, providing access to the cellars and the street ~

First Floor

- ~ Classic Georgian drawing room with three sash and case window and a large working fireplace ~
- ~ Principal bedroom suite with walk in wardrobe and a bathroom with under-floor heating ~

Second Floor

- ~ Three double bedrooms, all with fireplaces and sash and case windows ~
- ~ Single bedroom ~ Generous family bathroom ~





LOCATION

Northumberland Street is located in the heart of Edinburgh's New Town and is a fine example of the city's renowned Georgian architecture. The street was developed between 1807 and 1819 to provide high quality houses close to the centre of Edinburgh, with George Street, Princes Street and cosmopolitan Stockbridge, with its range of bars and restaurants, specialist shops and bustling artisan Sunday Market, all situated within comfortable walking distance. Beyond Stockbridge are the Royal Botanic Gardens and Inverleith Park. The property is within walking distance of the recently completed St James Quarter shopping centre, which has an Everyman Cinema and extensive shopping and dining options. Waverley Station and the tram line to the airport are within easy walking distance, as is The Edinburgh Playhouse, Harvey Nichols and Multrees Walk.

Many of Edinburgh's well known private schools are close by including Edinburgh Academy, St Georges School for Girls, Mary Erskine and Fettes College. There is a choice of sports clubs, libraries and swimming pools nearby and there is west bound access to Scotland's central motorway network, the City Bypass and Edinburgh's International Airport.









Outside

To rear:~ Landscaped south facing garden with potted plants and flower beds including benches built into three sides of the south-west facing 'sun-trap' ~

~ Generously wide single garage, with power for EV and automatic door ~

To front:~ Separate basement access to guest suite ~

~ Three large under-street cellars, one fully lined with power and lights~

~ The property entitles owners to access to nearby Queen Street Gardens, for a small annual fee ~

Services

Council Tax Band: H

EPC: D



Approximate Gross Internal Floor Area

Main House = 348.75 sq m / 3,754 sq ft

Garage & Cellars = 38.27 sq m / 412 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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