



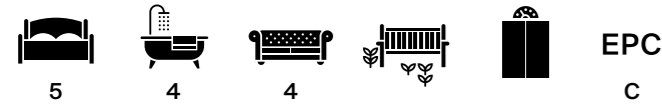
Moray Place, Edinburgh, EH3

---





A rarely available **five bedroom apartment** with private lift access situated in Moray Place, considered to be Edinburgh's most revered and desirable New Town address.



**Offers Over** £1,850,000    **Tenure** Freehold    **Local Authority** The City of Edinburgh Council    **Council Tax** Band H



Moray Place is a truly exceptional five-bedroom apartment that promises an unparalleled living experience in one of Edinburgh's most sought-after locations. This expansive residence spans three distinct floors, combining the charm of historical architecture with the comforts of modern living.

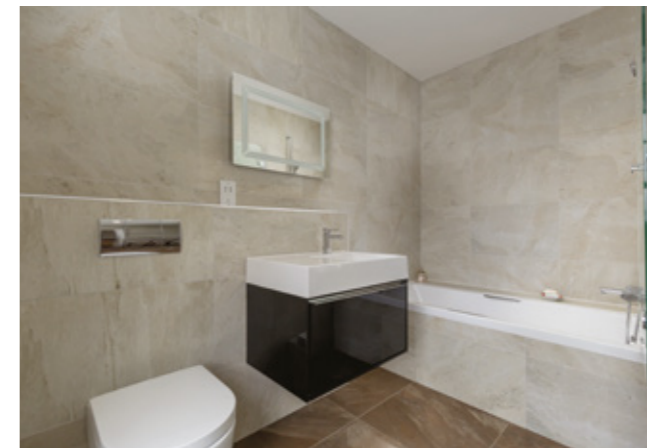
Upon arrival, there is the convenience of lift access that brings you directly into the apartment on the second floor. As you step into the apartment, an inviting hallway greets you, setting a welcoming tone for the rest of the home. This floor is designed to house the main living and entertaining areas, which can be tailored to meet your lifestyle needs. To the rear of the property, you will find a spacious sitting room and an open-plan kitchen/ breakfasting room, both offering stunning views towards Dean Bridge. To the front, there is a substantial dining room and a study overlooking Moray Place and providing versatile spaces for both formal dining and home office use. This floor is completed by a convenient WC and store cupboards for additional storage.

Ascending to the third floor, you will discover four generously sized bedrooms, each designed with ample storage space and boasting views across the picturesque Edinburgh skyline. Three of these bedrooms feature en-suite bathrooms, ensuring a high level of privacy and convenience for family members and guests. The principal bedroom offers a unique Jack and Jill bathroom setup, allowing for shared use while maintaining individual privacy. All bathrooms are finished to an impeccable standard, featuring contemporary fixtures and fittings and heated floors.

The fourth floor is dedicated to the fifth and final bedroom, which also includes an en-suite shower room, providing a private retreat for guests or family members. Additionally, this floor offers a practical utility room and extensive eaves storage, ensuring that every inch of the apartment is utilised efficiently.

The layout of the property is thoughtfully designed across the second, third, and fourth floors, ensuring a seamless flow between living spaces. The private lift access directly to the second floor adds a touch of exclusivity and ease to your everyday routine.

One of the most remarkable features of this apartment is the breathtaking panoramic views it offers over Edinburgh. From various vantage points within the home, you can enjoy unobstructed vistas of the city's iconic skyline.



On the lower ground floor, there is access to a substantial cellar, providing additional storage. Furthermore, residents can enjoy the beautifully maintained Moray Feu Gardens, offering a serene outdoor space for relaxation and leisure. The property also includes allocated permit parking.

Moray Place offers a unique blend of historical charm and modern luxury, providing a sophisticated living experience in one of Edinburgh's most desirable addresses. The apartment's expansive layout, high-quality finishes, and stunning views make it a truly exceptional residence.

## Location

Moray Place is perhaps Edinburgh's most sought-after New Town address and a fine example of Georgian architecture.

Situated within easy walking distance of the city centre, Moray Place is a beautiful circular terrace arranged around tranquil private central gardens. Residents have access into both these and further terraced gardens on the banks of the Water of Leith.

Moray Place is close to the heart of the city centre and financial district whilst nearby Stockbridge offers an excellent range of local boutique shopping and restaurants.

There is also a good choice of private schools locally including the Edinburgh Academy, Fettes College, St George's School for Girls, Stuart's Melville and the Mary Erskine School.

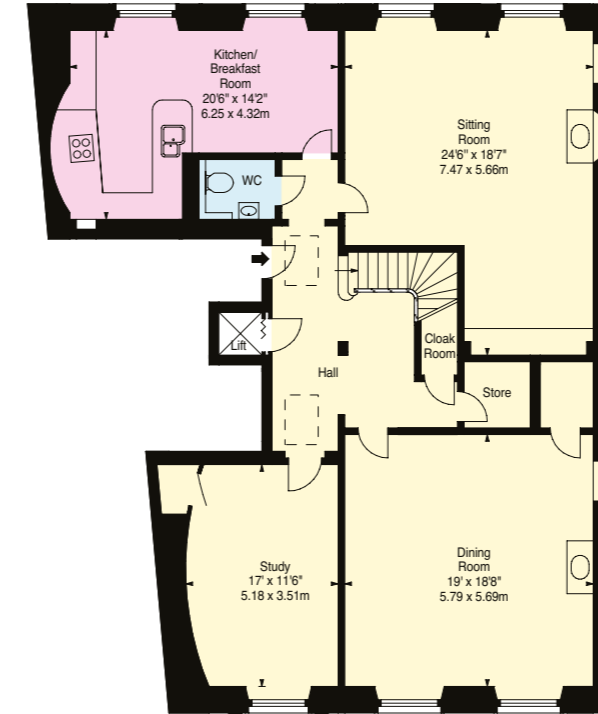
## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

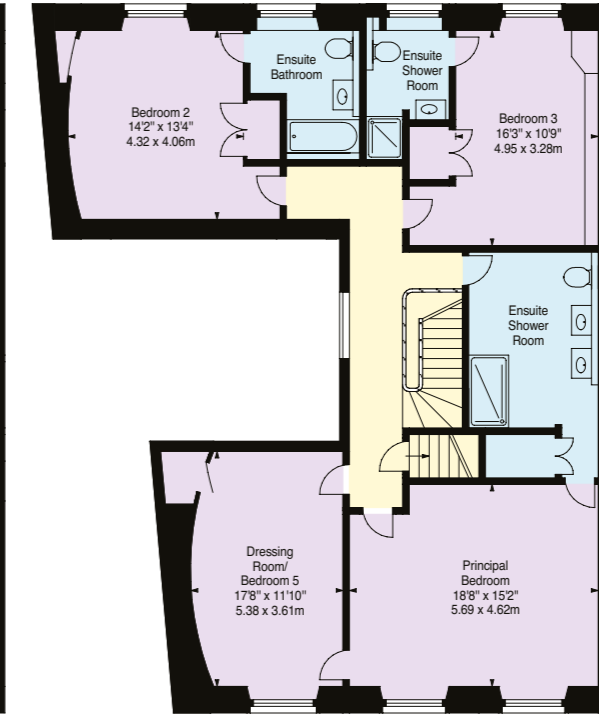


**Approximate Gross Internal Floor Area**  
**3931 Sq Ft - 365.19 Sq M (Including Eaves Storage)**  
**Cellar/ Store: 127 Sq Ft - 11.80 Sq M**

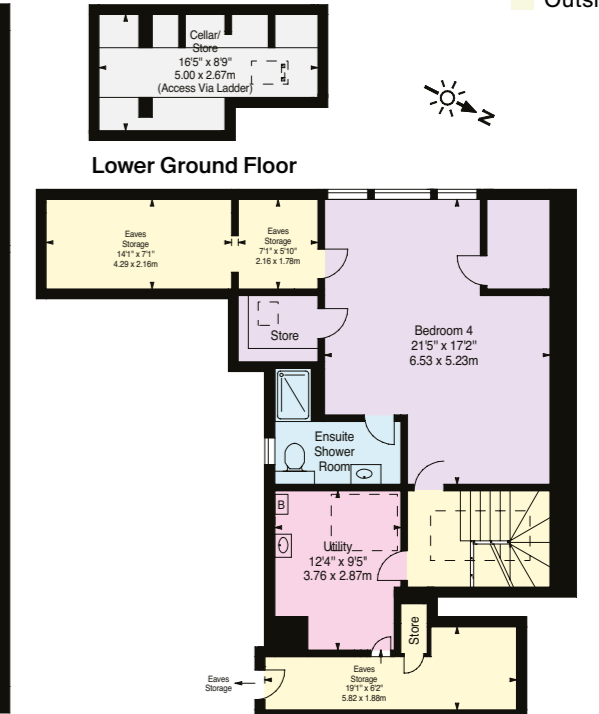
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



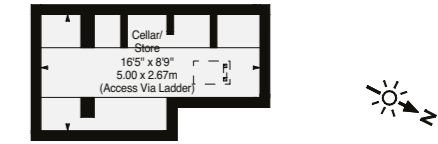
Second Floor



Third Floor



Fourth Floor



Lower Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Knight Frank Edinburgh**  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**  
**Ricardo Volpi**  
 0131 222 9600  
[ricardo.volpi@knightfrank.com](mailto:ricardo.volpi@knightfrank.com)

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.  
 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 July 2024. Photographs and videos dated July 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)



