

# 31 ROYAL TERRACE

EDINBURGH







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This is an exceptional example of a classic Georgian Townhouse, located in one of the grandest terraces in Edinburgh's New Town. The current owners worked with the world renowned interior designer, Robert Kime, to create a beautiful home, unlike any other in Edinburgh. Robert Kime, who died last year, worked on many prestigious projects during his career, including Highgrove and Clarence house, for the then Prince Charles.

Designed in the 1820s by the celebrated Scottish architect William Henry Playfair, the house is laid out over four floors, with the garden level set up as a self-contained two bedroom flat. The ground and first floors provide extensive, elegant living and entertaining space. The interior design, as well as the prominence of the period details, create an extraordinary atmosphere and a fine balance between the grandeur of the rooms and a feeling of comfort and liveability.

Of particular note are the barrel vaulted entrance hall and the first floor drawing room. The entrance hall gives an immediate impression of the rest of the house and is unlike any other Edinburgh townhouse. The drawing room occupies the full width of the building with three sash and case windows with beautiful views. The room has elaborate plasterwork, a beautiful marble fireplace and has been decorated and furnished in a style befitting the architecture of the house.

The main house has five bedrooms including a wonderful principal bedroom featuring a dressing room and an en suite bathroom with a solid marble bath.

Outside, there is a large, terraced garden which benefits from direct access, via a gate at the top of the garden, to Regent Gardens. This beautifully kept communal garden features a tennis court and playground as well as several acres of lawn, pathways and matures trees.

























# ROBERT KIME

Robert Kime, uniquely amongst interior designers, rose to eminence in the profession via antique dealing, textile collecting and a passion for putting rooms together in a way that reflects a sense of place and suitability.

Whilst studying Medieval History at Worcester College, Oxford, Robert found himself selling antiques to his professors and dons, travelling every week to the surrounding towns buying furniture and accessories to sell out of his rooms in his college - thus establishing his future career.

Embracing a passion for travel, throughout his life — Egypt, Israel, Italy, France and Turkey were frequented. When abroad he believed that everyone had their role to play, to be “part of the local-ness” and he set to work on that upon arrival. This meant he returned home with his tales and occasionally, an object to tell his story. Very subtle experiences were impactful and shared with delight. From archaeological digs in Masada to the simple act of buying a headscarf he admired from a woman on a hot and dusty bus journey, he was making friends for life along the way.

At home, antique dealing was later joined by interior decoration (a title to which Robert never subscribed, though his projects say otherwise) eventually developing a Collection of fabrics, wallpapers, furniture, lighting, rugs, and accessories based on his always-evolving archive or inspired by favourite objects and experiences.

As a dealer, Robert bought things, for himself or for the business, purely because he liked them. This is where and how he continued to tell his story. Always with the object or the design, backed up with deep learning or curiosity. He could sell something he loved, confident that one day, he might have the opportunity to acquire it again. However, there were items that became so associated with Robert, that they moved from house to house always finding pride of place, always telling their story.

Source – robertkime.com



# SITUATION

Royal Terrace forms part of the eastern New Town and is situated within the New Town Conservation Area. It is situated in the historic Georgian district of Edinburgh and lies a short walk from Princes Street, George Street and St Andrew Square. The Georgian New Town is world-renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities that include art galleries, shops, restaurants, theatres and bars. The property is within walking distance of the recently completed St James Quarter, Edinburgh Playhouse, Harvey Nichols and Multrees Walk. Nearby, Broughton Street has wonderful, independent restaurants and shops. Tram stops linking central Edinburgh to Edinburgh's International Airport can also be found a short distance away. The new tram network connecting Leith and Newhaven to the current end of the Edinburgh tram line at York Place has now been completed.



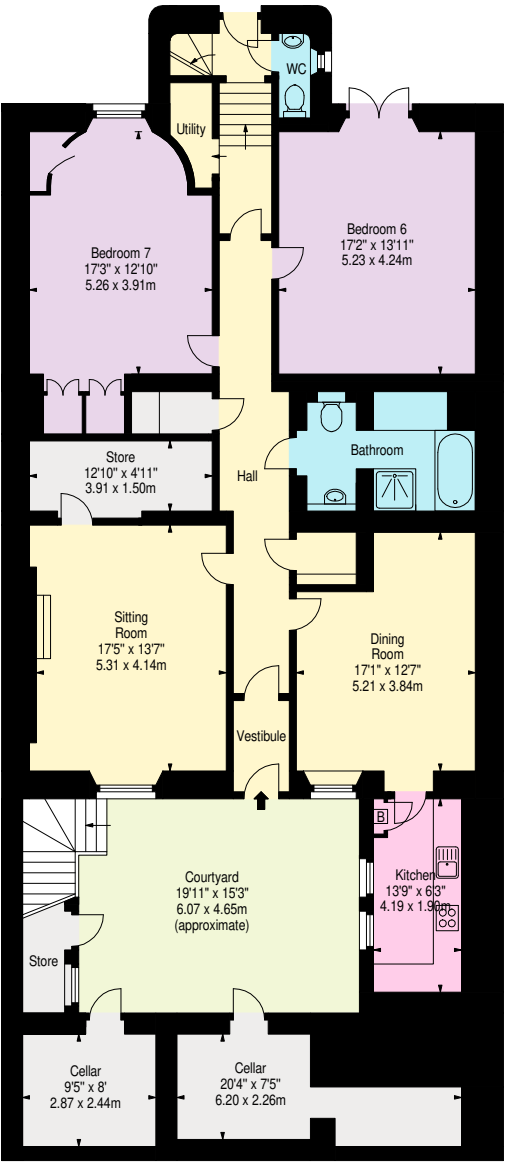




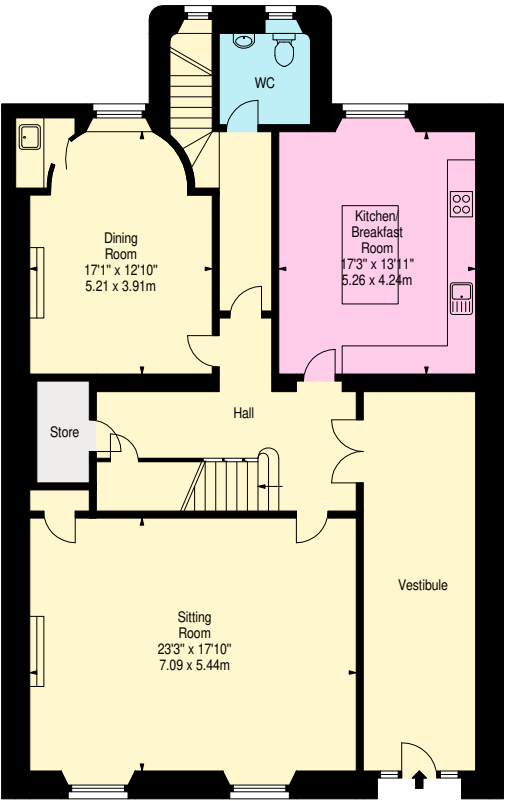
Approximate Gross Internal Floor Area

Main House = 573.01 sq m / 6,168 sq ft

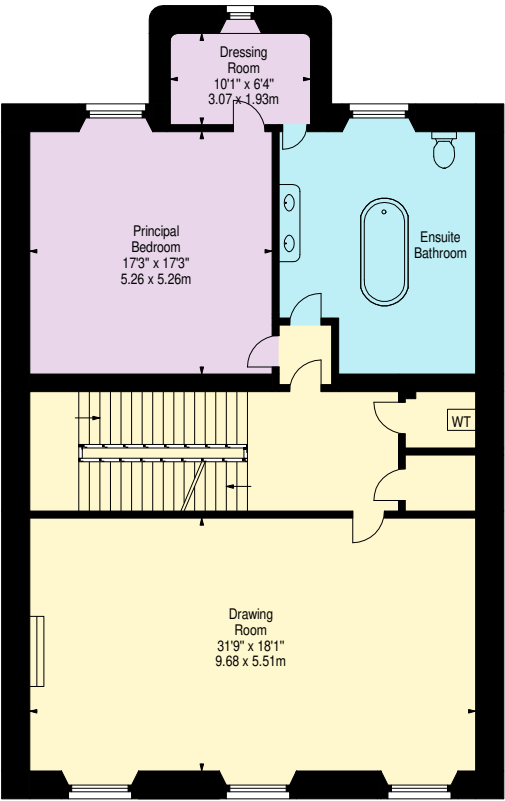
Cellars & Store = 22.57 sq m / 243 sq ft



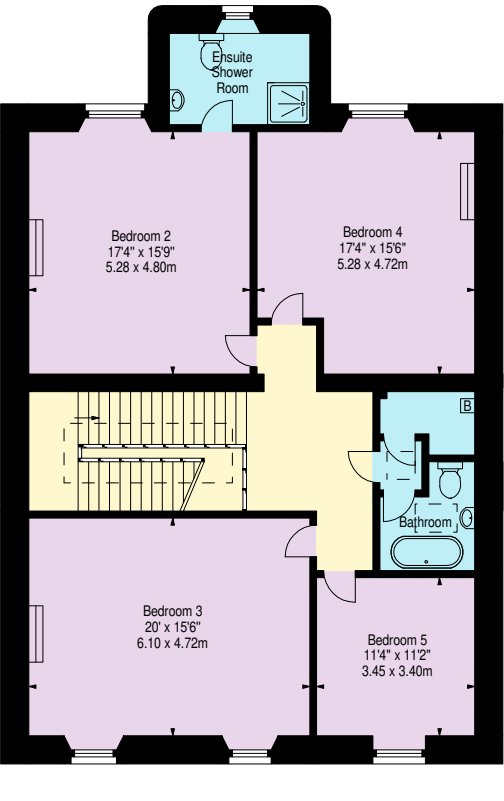
Lower Ground Floor



Ground Floor



First Floor

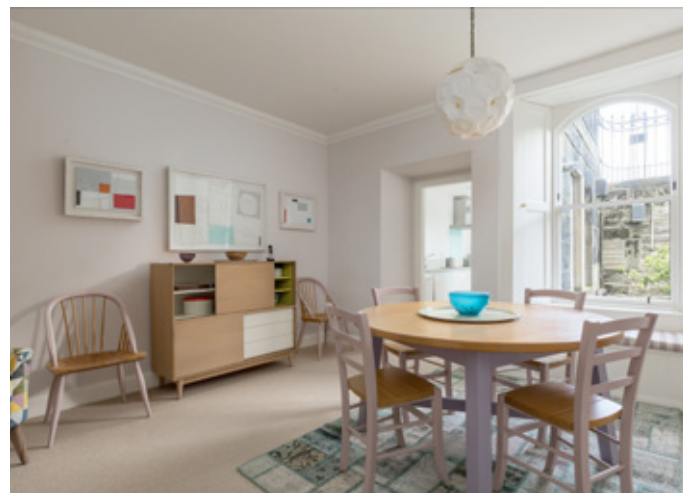


Second Floor

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 inventory. 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 September 2023. Photographs and videos dated September 2023. 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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.



TWO BEDROOM GARDEN FLAT







CARTON TERRACE MEWS

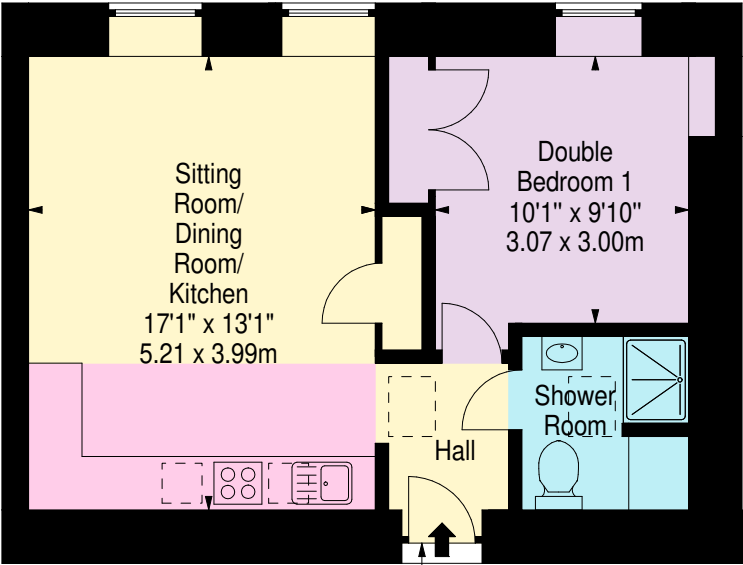
Available by separate negotiation is a charming mews house located a short walk from the 31 Royal Terrace. The house consists of a triple garage on the ground floor and an attractive one bedroom flat above.



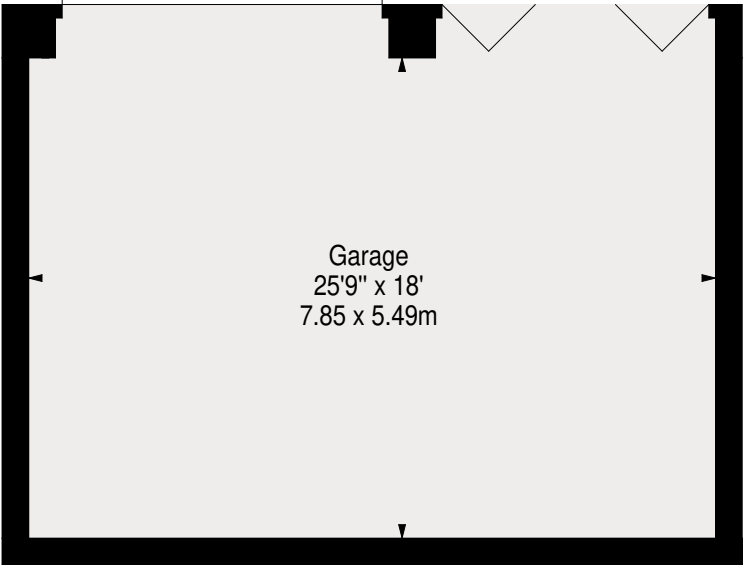
Approximate Gross Internal Floor Area

Main House = 39.67 sq m / 427 sq ft

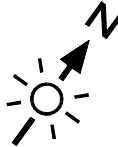
Garage = 46.26 sq m / 498 sq ft



First Floor



Ground Floor







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