

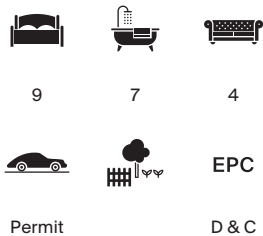


## 12 & 12A GREAT KING STREET

Edinburgh, EH3

# AN EXCEPTIONAL GRADE A-LISTED FULL TOWNHOUSE

Offering elegantly proportioned living space  
across five floors.



Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £2,600,000





# DESCRIPTION

A rare opportunity to acquire a magnificent A-listed townhouse, occupying a prominent position on one of Edinburgh's most prestigious streets. Set across five expansive levels, this property offers grand proportions and exquisite period detailing.

This residence combines elegant heritage with stylish, contemporary living across over 6,000 sq ft. Situated in the very heart of the New Town, it is within easy reach of George Street and the city's prime retail, dining, and cultural amenities, while benefiting from excellent transport links.

# ACCOMMODATION

The townhouse opens with a stunning entrance hall on the ground floor, leading to a formal dining room with period fireplace, and a generous study/reception room perfect for entertaining or home working. The fully fitted kitchen is well-appointed with integrated appliances.

The first floor hosts a grand drawing room with three full-height sash windows flooding the space with natural light, and an impressive principal bedroom suite with a luxurious en-suite bathroom and separate WC.

The upper level comprises four further double bedrooms, two of which are en-suite, and an additional family bathroom. Every room is generously sized and maintains the home's character.

The lower ground level and garden level of the property boast four generously proportioned double bedrooms, three bathrooms and a wealth of flexible accommodation.

Additional highlights include a large box room—perfect as a home office, gym, or occasional guest room—ample storage throughout, a private garden and access to three cellars. The wine cellar with the original stone shelving is still in tact.





This outstanding property represents a unique opportunity to enjoy city living in a setting that offers both tranquillity and proximity to Edinburgh's vibrant centre.

## LOCATION

Great King Street is situated in an elegant and tranquil location which belies its close proximity to the city's bustling centre. A peaceful Georgian residential street, which is entirely A listed and is part of Edinburgh's New Town, designated a UNESCO World Heritage site due to its architectural importance. The neighbouring area of Stockbridge is a lively hub and much sought after area of Edinburgh due to its thriving village atmosphere with excellent amenities such as galleries, bars, restaurants, coffee shops and a weekly artisan street market as well as a Waitrose in Comely Bank.

Ample green space surrounds the area with parks, cycle paths and Botanical Gardens. Edinburgh is highly regarded for its excellent selection of public and private schools, all of which are within easy reach. The area benefits from zoned parking and access to Edinburgh's public transport network, Waverley and Haymarket stations, the city bypass and Edinburgh International Airport.







Approximate Gross Internal Area = 6060 Sq Ft - 562.97 Sq M  
Unlined Cellars & Store: 188 Sq Ft - 17.47 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

I would be delighted  
to tell you more.

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