

17 INVERLEITH ROW
EDINBURGH





17 INVERLEITH ROW

A beautiful, detached house with a large garden, parking and garage situated in the heart of Inverleith.





DESCRIPTION

Inverleith Row is an exceptional detached Georgian residence, discreetly set back from the road on one of Edinburgh's most coveted addresses. The property has been extensively renovated and now presents as a substantial six-bedroom family home, offering over 6,000 square feet of impeccably finished and adaptable living space, arranged across three expansive and thoughtfully designed levels.

The property has been comprehensively refurbished to an exacting standard by the current owners, seamlessly blending classical period detail with modern-day convenience. The elegant stone-built façade sets the tone for the interiors within, where high ceilings, intricate cornicing, and large sash and case windows allow natural light to pour through the well-proportioned rooms. Every element has been considered to create a home of exceptional quality.

The principal living accommodation includes an impressive drawing room, formal sitting room, and study, offering flexible options for entertaining, home working or quiet retreat. At the heart of the home is a magnificent open-plan kitchen and breakfast room, designed for both everyday family life and more formal occasions, and complemented by a charming bar or morning room.

There are six generously sized double bedrooms in total, thoughtfully arranged across the upper and lower levels. Most benefit from en-suite bath or shower rooms, including a particularly fine principal suite. A second study, numerous store rooms, and a dedicated utility area provide further practicality.





The lower ground floor enjoys its own private access, making it perfectly suited for guest accommodation, extended family living, or ancillary use. Here, two additional double bedrooms, second kitchen, sitting room, family bathroom and ensuite W/C with large storeroom, adding a further layer of flexibility to the property's already impressive offering.

To the rear, a beautifully maintained west-facing garden offers a peaceful and private sanctuary. Framed by mature planting and trees, it backs directly onto the Royal Botanic Gardens, providing a spectacular natural outlook and a rare degree of seclusion in such a central setting.

A private driveway to the front leads to an integral garage ensuring excellent off-street parking and secure storage. Additional amenities include a boiler room, and numerous utility and storage spaces, all contributing to the extensive and well-considered specification.

This is a rare and remarkable property that effortlessly combines timeless architectural grandeur with contemporary comfort, in one of Edinburgh's most prestigious and desirable neighbourhoods.



LOCATION

Inverleith Row is situated in an affluent and highly sought-after residential area, within easy walking distance of the City's financial business districts, abundant shopping establishment, boutiques and bars and cosmopolitan Stockbridge, which is renowned for its village atmosphere, artisan shops, cafes and restaurants.

Inverleith is well served by Waitrose and Tesco supermarkets; highly regarded restaurants, cafes, independent shops and local producers at Goldenacre and Canonmills, and a number of larger stores, including Sainsbury's and Marks & Spencer, a short drive away at Craigeleith Retail Park.

The property is situated close to the Royal Botanic Gardens and a short distance from other recreational facilities and green spaces including Inverleith Park; the Grange Cricket, Tennis & Squash Club; Edinburgh Academicals Rugby Club; Westwoods Health Club; the Water of Leith Walkway and Edinburgh's cycle network which links the City Centre to the coastline at Newhaven.

The property lies within the catchment area for highly regarded schools including Broughton Primary and Drummond High School with private schooling options including The Edinburgh Academy, Fettes College and Erskine Stewarts Melville Schools (ESMS) in close proximity.

Inverleith Row benefits from easy access to the City's efficient bus and tram services, Scotland's Motorway Network, Waverly Station and Edinburgh's International Airport.

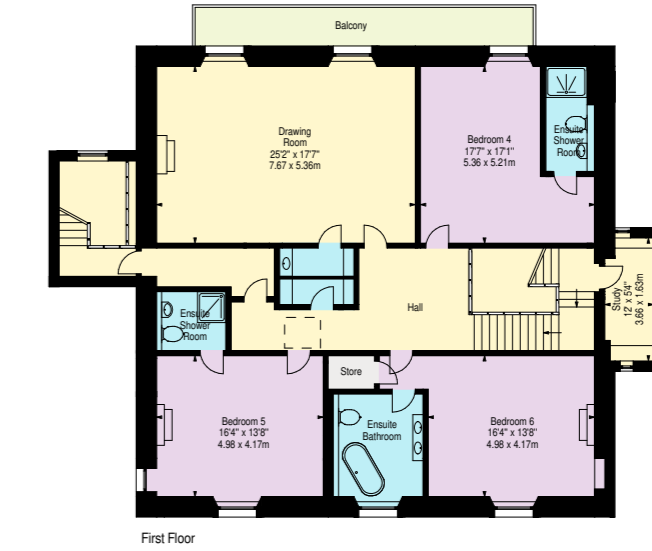
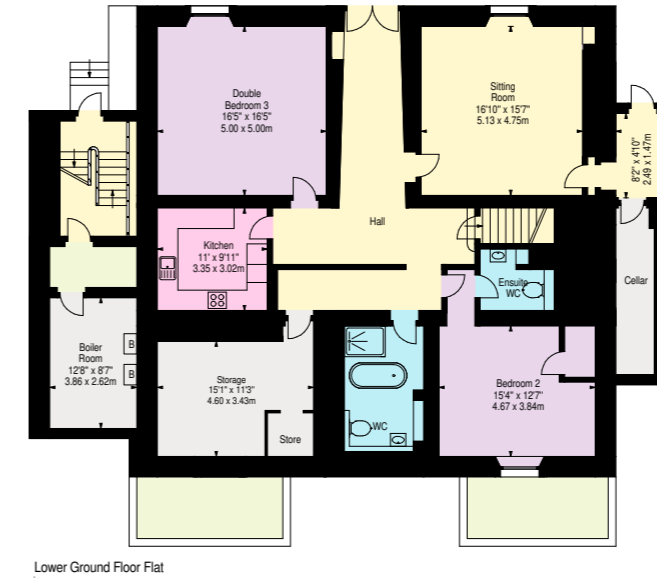


Approximate Gross Internal Floor Area

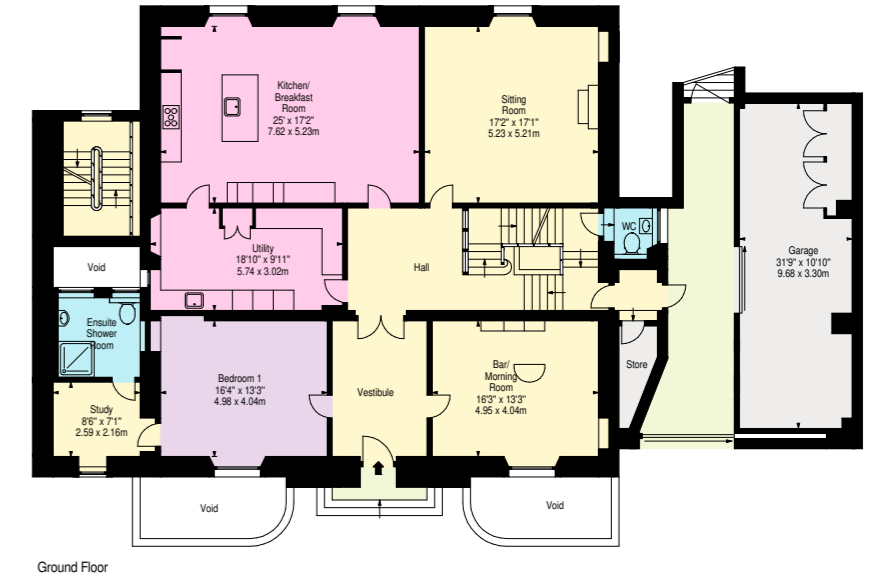
The House: 6267 Sq Ft - 582.20 Sq M

(Including Boiler Room & Cellar)

Garage: 349 Sq Ft - 32.42 Sq M



First Floor



Ground 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.

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