



NORTH PARK TERRACE

Edinburgh, EH4



A STUNNING FIVE BEDROOMED SEMI-DETACHED HOUSE

Located in sought-after Stockbridge.



5



2



3



EPC

E

Local Authority: The City of Edinburgh

Council Tax band: G

Tenure: Freehold

Offers Over: £1,300,000



DESCRIPTION

Set in the heart of Stockbridge, North Park Terrace sits directly opposite the historic Raeburn Place. This elegant Victorian semi-detached home represents a rare opportunity to acquire a property of scale, character, and heritage in one of Edinburgh's most desirable neighbourhoods.

Arranged over three levels and extending to almost 3,000 sq. ft, the house enjoys far-reaching views of the city skyline. With its substantial west-facing walled garden and wealth of period features, it is a home of distinction that now offers an exciting opportunity for a new owner to update and reimagine its interiors.

The ground floor opens with a welcoming vestibule and hallway, leading to a spacious sitting room with a distinctive turret seating area that continues through the upper levels of the property. To the rear, a large kitchen and dining room looks out over the garden, while a utility room with loft space above and a WC complete this level.





On the first floor, the generous principal bedroom is accompanied by two further double bedrooms and a family bathroom. The second floor provides two additional bedrooms, a further bathroom, and a substantial games room with magnificent views across Edinburgh's skyline, perfect for flexible family living, entertaining, or home working.

To the rear, the house is enhanced by a substantial west-facing walled garden, framed by flower beds along the sides and complemented by a useful garden shed.

Numbers 14 and 15 North Park Terrace were the first houses constructed on the street, commissioned by Mayor Chesser, a noted rugby enthusiast. He chose this enviable position for its unrivalled vantage point over Raeburn Place, where he enjoyed watching matches before international rugby moved to Murrayfield. Today, stone emblems representing the original nations of the Grand Slam remain proudly displayed on the façades - an enduring reminder of the area's historic connection to the sport. Indeed, Raeburn Place was the stage for the world's first international rugby match.



While the property now requires modernisation, its generous proportions, rich heritage, and exceptional location combine to make this a truly unique opportunity. Rarely does such a house become available in Stockbridge, with its vibrant village atmosphere, independent shops, cafés, and effortless access to the city centre.

LOCATION

The property is a rare find just a short walk from the city centre and open green spaces of Inverleith Park and The Grange Club sports ground. A superb opportunity for families and professionals alike, with easy access to some of the city's best private schools including Fettes College on the doorstep, as well as excellent transport links to Edinburgh International Airport, the City Bypass and Scotland's motorway network to Glasgow and the south.





Approximate Gross Internal Area = 2796 Sq Ft - 259.75 Sq M
 Garden Store: 90 Sq Ft - 8.36 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.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, 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 KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.