

COULTERS[©]

9 OXFORD TERRACE

WEST END, EDINBURGH, EH4 1PX

 7 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Commanding one of Edinburgh's most prestigious addresses, this magnificent A-listed upper townhouse forms part of an elegant Georgian terrace, offering a rare opportunity to acquire a home of exceptional scale, character, and outlook. Believed to be the last retained townhouse on this iconic street, the property combines a rich architectural heritage with expansive living space and breathtaking views.

KEY FEATURES



Four storey upper townhouse.



Flexible layout with up to 7 double bedrooms.



Exceptional period features & proportions.



Permit parking available on street.



Option to access The Dean Gardens.



Haymarket train station & tram stop close by.



EPC Rating - D



Council Tax Band - H





Arranged over four floors and boasting seven bedrooms, this exceptional home retains an abundance of original features including ornate cornicing, working shutters, a sweeping staircase, and an extraordinary cupola which floods the heart of the home with natural light. The formal rooms are truly impressive, with soaring ceilings and exquisite proportions, while the upper levels offer breathtaking panoramas – northwards over the city to Fettes College and the hills of Fife, and to the rear, direct views of Edinburgh Castle.

A substantial and welcoming entrance hallway with original Victorian floor tiles provides an impressive introduction to the home. The ground level includes a grand sitting/dining room to the front and a well-appointed kitchen to the rear, together creating an ideal layout for both entertaining and family living.



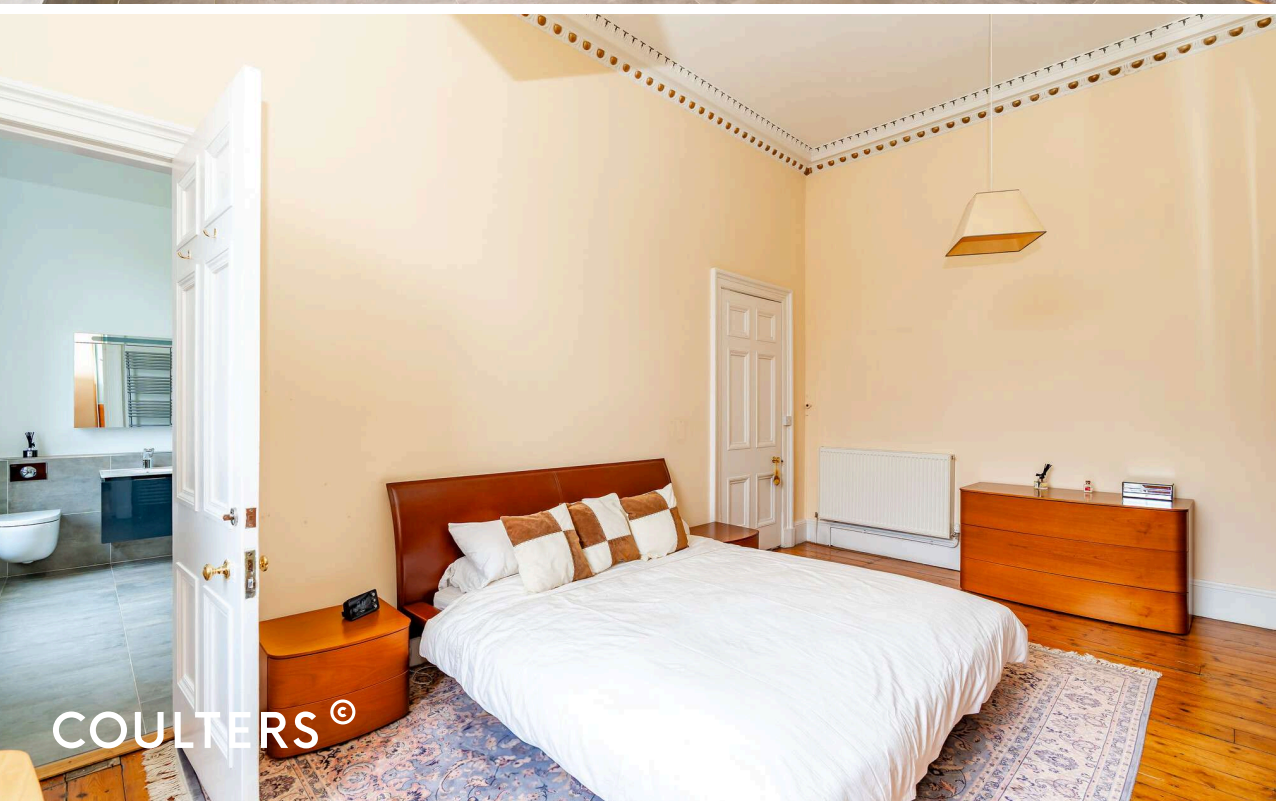
MORE INFORMATION

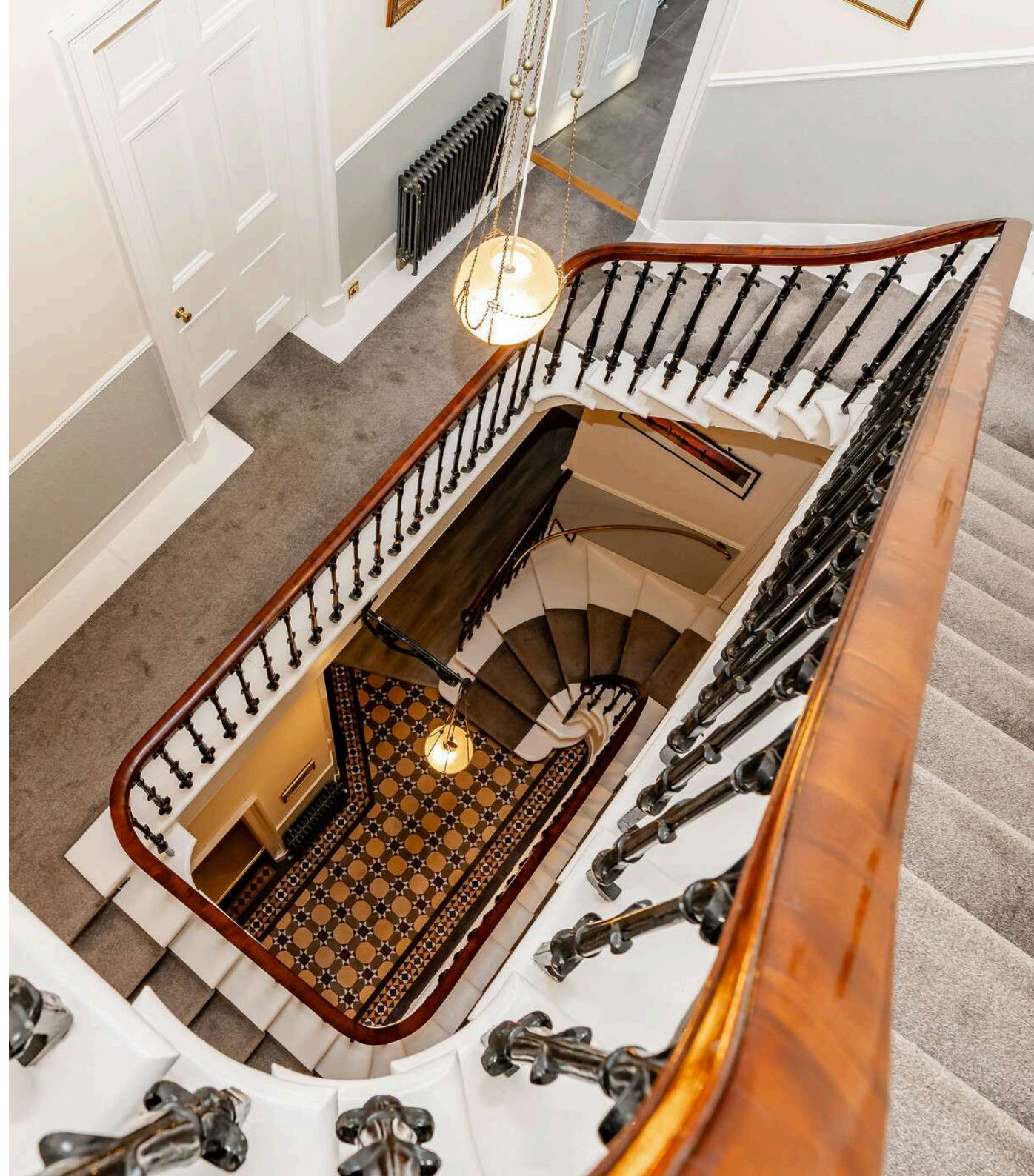
The formal drawing room is positioned on the first floor. It forms an exceptional space featuring triple floor-to-ceiling sash windows, ornate cornicing, an intricate ceiling rose, and beautifully preserved original timber flooring. The balcony outside the windows has been used by the current owners as a pleasant outside seating area. Also on this floor is the elegant principal bedroom, quietly positioned to the rear, which enjoys direct access to a sleek, contemporary shower room.

Three further double bedrooms, a shower room with steam and sound system, a bathroom with a luxurious jacuzzi bath, and a separate WC are situated on the second floor. Boasting elevated city views, the accommodation on the top level includes a generous double bedroom with WC off, two further bedrooms (one currently used as a home gym and the other as a study/home office), and a boiler room. Gas central heating is operated by a modern Worcester boiler.

Residents can apply for access to the beautifully maintained Dean Gardens for an annual fee of £185. Entry to the gardens is just a two minute walk away, and key holders can enjoy expansive lawns, a play park, riverside walkways along the Water of Leith, and peaceful seating areas.

On-street parking is available by way of a residents' parking permit.







COULTERS ©

COULTERS ©



THE LOCAL AREA

Situated on the edge of the West End and bordering Stockbridge, Oxford Terrace is a prestigious and central Edinburgh address within the New Town Conservation Area. This highly sought-after neighbourhood combines historic architectural splendour with vibrant modern living, just a short distance from Princes Street and George Street. The surrounding area offers an exceptional array of stylish bars, restaurants, bustling cafés, and traditional pubs. Stockbridge, in particular, is renowned for its superb selection of independent and boutique shops and hosts a popular Sunday market offering artisanal goods.

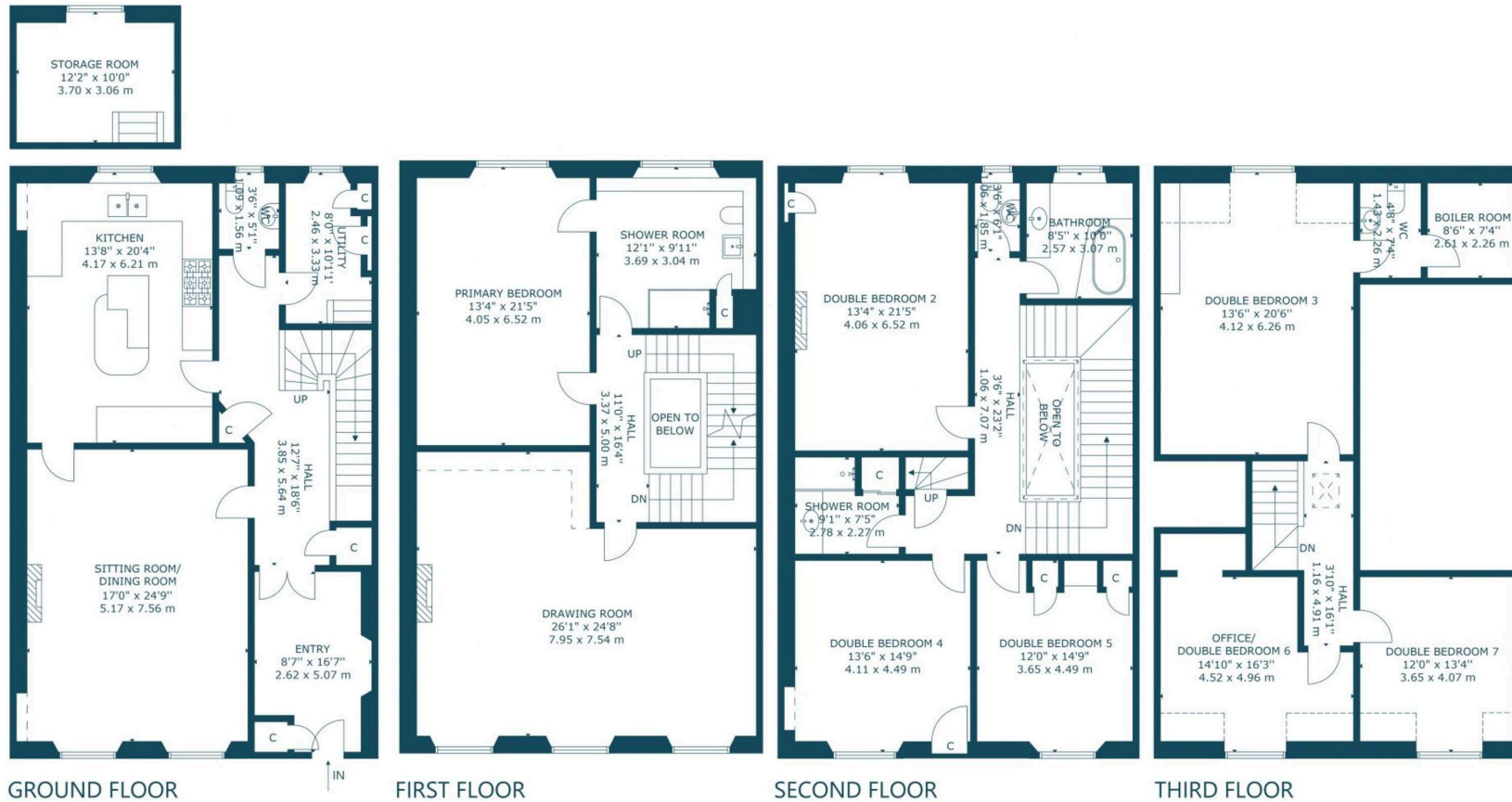
Excellent recreational opportunities await at Dean Tennis and Squash Club which is just yards away, and the private, members-only Drumsheugh Baths Club. The Royal Botanic Garden and Inverleith Park are a pleasant walk away, as is the picturesque Water of Leith. Supermarkets within a short drive include a large Waitrose at Comely Bank, as well as Sainsbury's and Marks & Spencer at Craighleith Retail Park.

Well-regarded schooling includes Flora Stevenson Primary School and Broughton High School, with some of Edinburgh's finest private schools within easy reach, including Fettes College, St George's School, The Mary Erskine and Stewart's Melville Schools, and Edinburgh Academy. Haymarket Railway Station and tram stop are minutes away, and Edinburgh International Airport and the Queensferry Crossing are easily accessible, along with the wider Scottish motorway network.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, wardrobes in the primary bedroom and white goods are included in the sale price. Other items may be available by separate negotiation. The wall mounted shelving piece in the sitting room is NOT included.





9 OXFORD TERRACE, EDINBURGH, EH4 1PX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4,424 SQ FT / 411 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk



GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.