



BLACKET PLACE

Edinburgh, EH9



AN EXCEPTIONAL DETACHED GEORGIAN VILLA
WITH ONE OF EDINBURGH'S FINEST PRIVATE
GARDENS, OCCUPYING A PRESTIGIOUS POSITION
WITHIN THE BLACKET CONSERVATION AREA.

		
5/6	4	3/4
		EPC
Double	D	

Local Authority: The City of Edinburgh Council
Council Tax band: H
Tenure: Freehold

Offers Over: £2,400,000

DESCRIPTION

Occupying a prominent position within Edinburgh’s highly regarded Blacket Conservation Area, Blacket House is a distinguished detached Georgian villa offering elegant and versatile family accommodation in one of the capital’s most sought-after residential addresses. Framed by an imposing columned entrance, this remarkable home seamlessly blends period grandeur with thoughtfully designed contemporary living.

The handsome stone façade, classical proportions and striking entrance create an immediate sense of arrival. Approached through beautifully maintained front gardens, the property enjoys exceptional privacy and presence, while the private driveway and substantial integral garage provide a level of practicality rarely found in such a prime central location.

Beyond the front door, a welcoming reception hall and impressive sweeping staircase introduce the scale, character and architectural detailing that are evident throughout the house. High ceilings, intricate cornicing, elegant proportions and large sash windows combine to create a series of wonderfully bright and beautifully balanced living spaces. Enhancing day-to-day comfort, the property benefits from double glazing throughout the majority of the house, with the exception of the drawing room where the original character windows have been retained.

The principal reception rooms are particularly impressive. The drawing room provides a superb formal entertaining space, centred around a magnificent fireplace and complemented by exquisite period detailing. A generously proportioned sitting room offers a more relaxed environment for everyday living and adjoins a double bedroom, creating excellent flexibility for guest accommodation, multigenerational living or additional family space. A separate study provides the ideal home office, library or reading room, perfectly suited to modern family requirements, while a well-appointed bathroom adds further convenience to the ground floor accommodation.



At the heart of the home lies a superb open-plan kitchen, dining and family room, undoubtedly one of the property's most appealing features. Thoughtfully designed to accommodate both family life and large-scale entertaining, this outstanding space enjoys an abundance of natural light and a wonderful connection to the gardens beyond. Broad sliding glazed doors span the rear elevation, opening directly onto an expansive stone terrace and creating a seamless transition between indoor and outdoor living. During the warmer months, the terrace becomes a natural extension of the home, providing an exceptional setting for entertaining, family gatherings and al fresco dining. The outlook across the gardens is spectacular, with mature planting, sweeping lawns and seasonal colour providing a constantly changing backdrop throughout the year. Underfloor heating within the kitchen further enhances comfort and practicality, while a spacious utility and laundry room complements this exceptional family space. Completing the ground floor accommodation is a cloakroom/WC together with a useful two-room cellar/basement level, ideal for storage.





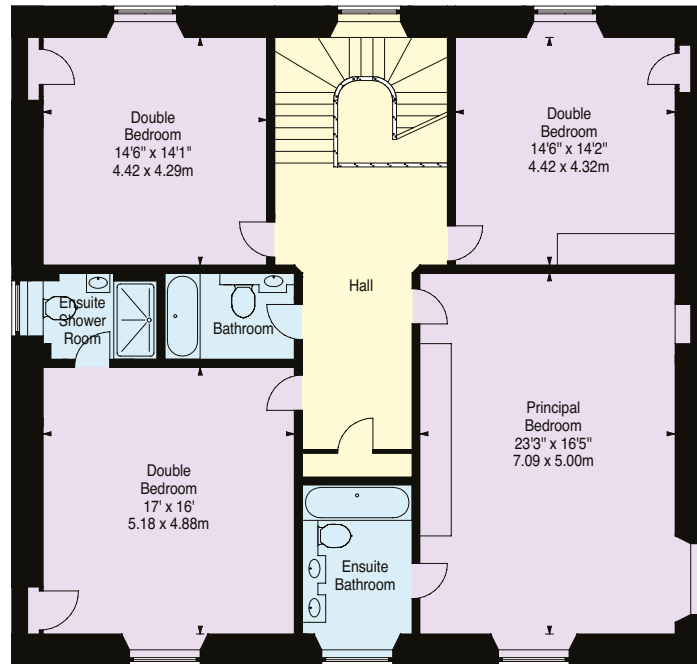
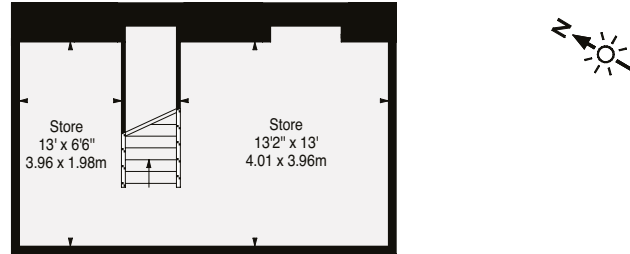
The upper floors provide generous and highly adaptable bedroom accommodation. The principal suite, which is dual aspect, is particularly impressive, enjoying excellent proportions and a well-appointed en suite bathroom. Both the principal en suite and the ground floor bathroom benefit from underfloor heating, adding a touch of luxury. A second bedroom also enjoys en suite facilities, while two further double bedrooms are served by a spacious family bathroom. The layout has been thoughtfully designed for modern family living, offering ample accommodation for family members and guests alike, together with excellent storage throughout. There is also a large attic space, ideal for storage.

A defining feature of Blacket House is its extraordinary rear garden, which ranks among the finest private gardens in Edinburgh's Southside. Rarely does a garden of this scale become available so close to the city centre. Exceptionally large by Edinburgh standards and feeling almost akin to a double plot, the grounds provide a remarkable sense of space, privacy and tranquillity.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 4406 Sq Ft - 409.32 Sq M
Garage: 383 Sq Ft - 35.58 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.

GARDENS AND GROUNDS

Beautifully landscaped and meticulously maintained, the garden has been carefully designed to create a series of distinct areas that can be enjoyed throughout the seasons. Extensive manicured lawns are framed by mature trees, established shrubs, colourful herbaceous borders and attractive pathways. The substantial terrace adjoining the family room forms a wonderful focal point for entertaining, while the depth and scale of the grounds create an atmosphere more commonly associated with a country house than a city residence. Offering exceptional space for recreation, outdoor entertaining and peaceful enjoyment, the garden is a truly rare asset within such a desirable urban setting.

The setting is further enhanced by attractive views towards Arthur’s Seat and Salisbury Crag, providing a dramatic and unmistakably Edinburgh backdrop to this exceptional home.

Blacket Place is widely regarded as one of Edinburgh’s finest residential addresses. Located within easy reach of The Meadows, Holyrood Park and Blackford Hill, the property enjoys immediate access to some of the city’s most celebrated green spaces. The area is particularly renowned for its outstanding selection of independent and state schools, while an excellent range of restaurants, cafés, specialist retailers and transport links are all close at hand.

Rarely does a detached family house of such scale, architectural presence and quality become available within the Blacket Conservation Area. Combining elegant Georgian proportions, exceptional reception space, a private driveway, substantial garage and one of the most impressive gardens in Edinburgh’s prime residential market, Blacket House represents a truly exceptional family home.



FIXTURES AND FITTINGS

Please note that the three chandeliers located within the drawing room, reception hall and stairwell, together with the Everhot range cooker, are not included in the sale. These items may, however, be available by separate negotiation. In addition, a number of curtains throughout the property are excluded from the sale. Further details are available upon request.

LOCATION

Blacket Place is situated within the highly sought-after district of Newington, approximately one mile south of Edinburgh city centre. The street forms part of the prestigious Blacket Conservation Area, an exclusive residential enclave designed in the early 19th century by the renowned architect James Gillespie Graham. Originally conceived as a private, gated community, the area remains one of Edinburgh’s most distinguished addresses, characterised by its grand stone-pillared entrance, gate lodges and handsome period architecture.

The area is exceptionally well served by local amenities. Cameron Toll Shopping Centre, with its large Sainsbury’s supermarket and range of retailers, is located nearby, while a Sainsbury’s Local on Clerk Street provides convenient day-to-day shopping within walking distance. Newington itself offers an excellent selection of independent cafés, restaurants, delicatessens and specialist shops.

The neighbourhood is particularly renowned for its outstanding recreational opportunities. The Royal Commonwealth Pool and Leisure Club is within easy walking distance, alongside Prestonfield Golf Club and Priestfield Tennis Club. Holyrood Park, one of Edinburgh’s most iconic green spaces, extends to over 600 acres and is dominated by Arthur’s Seat, offering spectacular walking and running routes. The Meadows, another of the city’s most popular outdoor destinations, provides extensive open parkland, tennis courts and children’s play facilities.



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Edinburgh’s rich cultural offerings are equally accessible, with the Festival Theatre, Queen’s Hall, National Museum of Scotland and Edinburgh Castle all within easy reach. The property is also particularly well positioned for access to the University of Edinburgh’s various campuses and the Royal Infirmary of Edinburgh.

Schooling in the area is excellent. The property lies within the catchment areas for Preston Street Primary School and James Gillespie’s High School, both highly regarded establishments. A number of Edinburgh’s leading independent schools are also nearby, including George Heriot’s School, George Watson’s College and Merchiston Castle School.

Newington benefits from excellent transport connections, with regular bus services providing quick and convenient access to the city centre, the Royal Infirmary and surrounding districts. The Edinburgh City Bypass is readily accessible, connecting to Edinburgh International Airport, the central Scotland motorway network, the Queensferry Crossing and the A1, providing efficient links to East Lothian and beyond.



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