

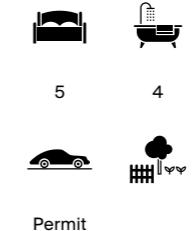


INVERLEITH PLACE

Edinburgh, EH3



AN EXCEPTIONAL INVERLEITH HOME
COMBINING PERIOD CHARM, A STUNNING
CONTEMPORARY EXTENSION, AND
A PRIVATE SOUTH-FACING GARDEN.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £1,200,000

DESCRIPTION

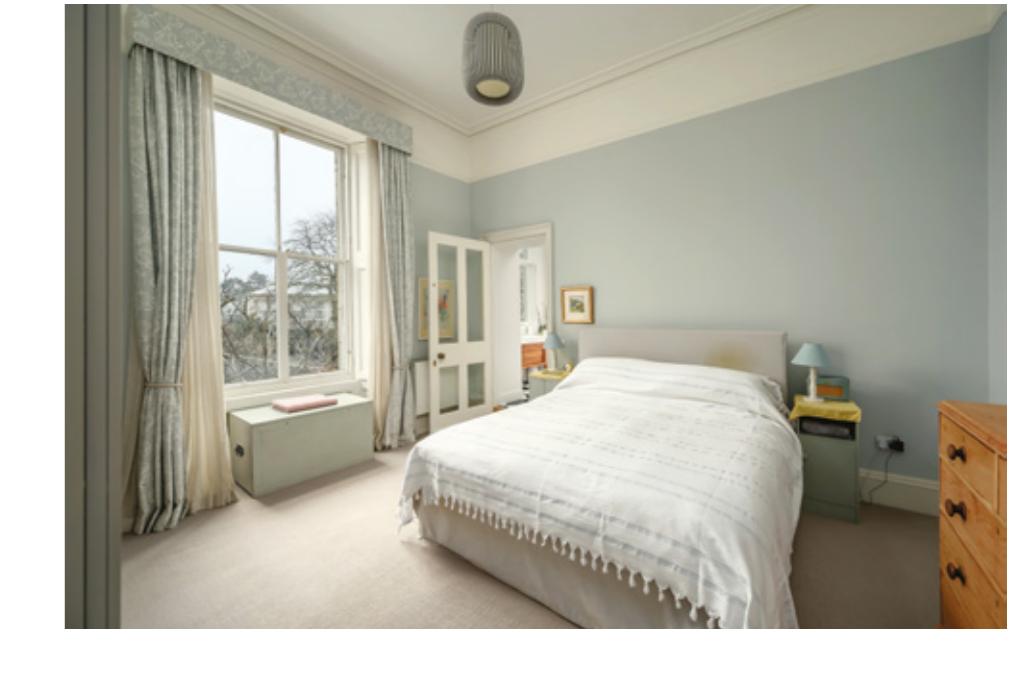
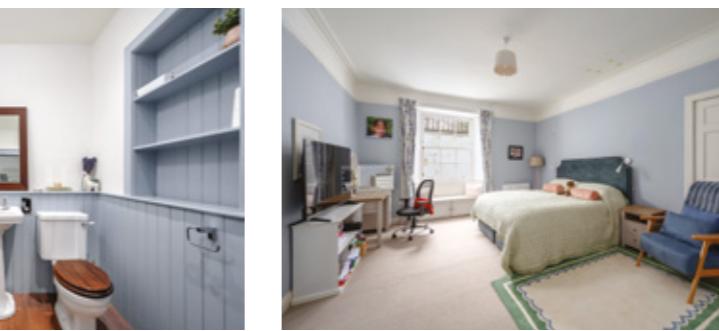
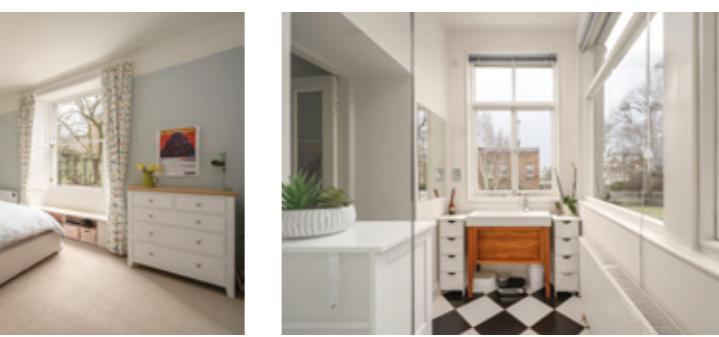
Set on one of Inverleith's most sought-after residential streets, this magnificent main-door ground and garden apartment forms part of an elegant stone townhouse and showcases a superb blend of grand period architecture, contemporary design, and exceptional outdoor living. With a south-facing private garden that backs onto the leafy grounds of the Royal Botanic Garden Edinburgh, the property enjoys a rare sense of tranquillity and privacy just moments from the city centre.

A handsome façade with classical proportions sets the scene for the impressive interiors. Upon entry, an inviting vestibule leads into a sweeping hallway, enriched by original archways and exquisite period detailing that immediately convey the home's character and scale.

The drawing room is a true highlight, an elegant, light-filled space featuring tall sash windows, intricate decorative plasterwork, a wood burner, and a beautifully restored parquet floor. Offering both grandeur and warmth, it is perfectly suited to everyday family living as well as formal entertaining.

To the rear, the current owners have created a stunning open-plan kitchen, dining area, and garden room extension, forming the contemporary heart of the home. The kitchen features a sleek island, high-quality cabinetry, a large range cooker, and modern lighting, all combining style with practicality. The adjoining dining area sits beneath a dramatic glazed roof that floods the space with natural light. Full-width doors open seamlessly onto the garden, creating an effortless connection between indoor and outdoor living.

The south-facing garden is beautifully arranged with a stone terrace ideal for alfresco dining, well-tended planting, and a generous lawn framed by mature trees and shrubs. With its outlook toward the Botanic Gardens, the garden offers a wonderfully picturesque and peaceful setting.



Accommodation is generous and versatile, with multiple spacious bedrooms thoughtfully presented and combining period charm with modern comfort. The principal bedroom overlooks the garden, providing a serene retreat, while the additional bedrooms offer excellent flexibility for family living, guests, or home working. High-quality bathrooms and en-suites, a utility room, and extensive storage, including a large walk-in closet, further enhance the home's practicality.

Bringing together timeless Edinburgh architecture, refined contemporary living, and an unmatched garden setting, this outstanding property sits just moments from Stockbridge, Inverleith Park, the Botanic Gardens, and a wealth of local amenities. Its rare main-door access, beautifully curated interiors, and exceptional location place it among Inverleith's most desirable residences.

LOCATION

Inverleith Place 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 Craigleath 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.



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



Lower Ground Floor

Approximate Gross Internal Area = 2933 Sq Ft - 272.48 Sq M
Cellars: 91 Sq Ft - 8.45 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 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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