



10 ROSEBERY CRESCENT

Edinburgh, EH12 5JY

P
Mon - Sat
8.30 am - 6.30 pm
Sunday
12.30 - 6.30 pm
Pay at machine
← Display ticket
Max stay 4 hours



AN EXCEPTIONAL MAIN DOOR UPPER TOWNHOUSE

Seamlessly blending period elegance with contemporary family living.



4/5

3

1/2



Permit

EPC

C

Local Authority: Edinburgh City Council

Council Tax band: G

Tenure: Freehold

Offers Over: £975,000

DESCRIPTION

A superb main-door upper townhouse of exceptional quality, beautifully presented throughout and thoughtfully reconfigured to create a stylish contemporary home while retaining an abundance of fine Victorian features.

Accessed via an impressive private entrance, the property opens into a welcoming vestibule and reception hall, immediately setting the tone for the elegant interiors beyond.

To the front of the ground floor, the kitchen/dining room forms the heart of the home, an expansive, light-filled space perfectly suited to modern family living and entertaining. A striking bay window, complete with a charming window seat, floods the room with natural light and enhances the sense of space. The room achieves a seamless balance between period character and contemporary design, featuring original timber flooring, a feature fireplace, and bespoke deep kitchen units with granite worktops, along with ample space for a large dining table.









Also on this level is a generous study, offering excellent flexibility and easily adaptable as a guest bedroom if required. This is complemented by a utility room with shower, while a conveniently located WC sits off the half-landing.

A carpeted staircase leads to the first floor, where the magnificent drawing room spans the full width of the building. This elegant and well-proportioned space showcases original timber flooring, intricate cornicing, and an attractive fireplace. Bespoke cabinetry provides display shelving, bookcases, and concealed storage, while a large bay window and additional window ensure excellent natural light throughout the day.

To the rear, the principal bedroom suite has been thoughtfully designed to create a calm and luxurious retreat, complete with a walk-in wardrobe and a stylish en suite bathroom.

The second floor provides further well-proportioned accommodation, comprising three generous double bedrooms and a contemporary family bathroom. A striking cupola above floods the upper level with natural light, enhancing the architectural character of the home.

This exceptional property is perfectly suited to buyers seeking a substantial and elegant home in the heart of Edinburgh's city centre.



LOCATION

The West End is a highly sought-after central location, offering a wealth of local amenities and a vibrant mix of independent businesses, particularly along charming William Street and throughout Queensferry Street. The area is ideally positioned within a short walk of the city's financial and business district, as well as the principal retail and leisure destinations of George Street and Princes Street.

Residents benefit from close proximity to a variety of world-class cultural attractions, including art galleries, museums, and historic landmarks. The National Gallery of Modern Art is just a short stroll away, while the picturesque Water of Leith Walkway provides a scenic route connecting to the cosmopolitan village of Stockbridge, renowned for its lively atmosphere, weekly market, and excellent selection of independent cafés and food shops.

The area is well served by a range of supermarkets, including a Sainsbury's Local on Shandwick Place and a Marks & Spencer Food Hall at nearby Haymarket Station. A Waitrose can be found at Comely Bank, while a larger Sainsbury's superstore is located within Craigleith Retail Park, just a short drive away.

There is an excellent choice of leisure and recreational facilities in the vicinity, including the exclusive Drumsheugh Victorian Baths, The Grange Cricket & Tennis Club, and Edinburgh Sports Club.

The property falls within the catchment area for Roseburn Primary School and Craigmount High School, with a number of highly regarded private schools also nearby, including Fettes College, The Edinburgh Academy, Erskine Stewart's Melville Schools (ESMS), and St George's School.

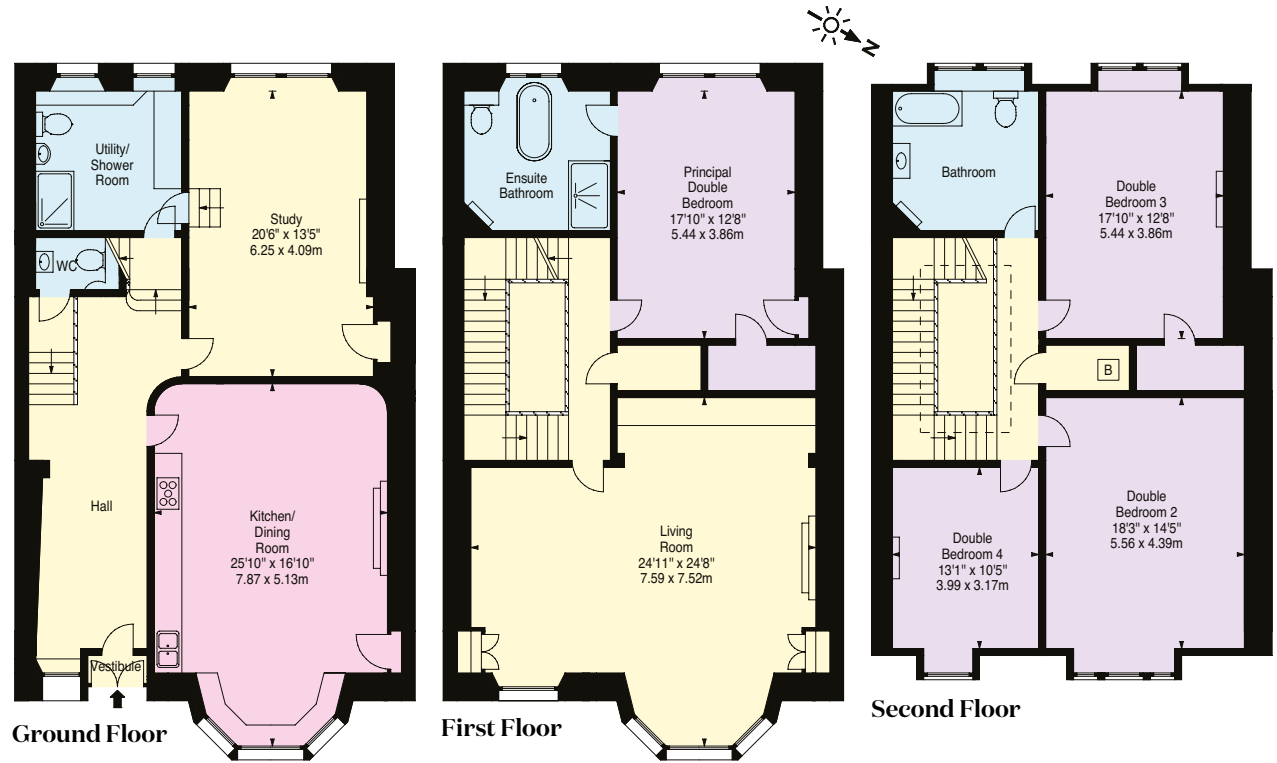
Haymarket Railway Station is a stone's throw away from the property, providing regular services to major cities across Scotland and England. Excellent bus and tram links connect the area to Edinburgh city centre and Edinburgh International Airport. The property also enjoys convenient access to the City Bypass, linking to Central Scotland's motorway network, the A1 to East Lothian, and the Queensferry Crossing to Fife and beyond.







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



Approximate Gross Internal Area = 295.51 sq m / 3,181 sq ft

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

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 June 2026. Photographs and videos dated June 2026. 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.