



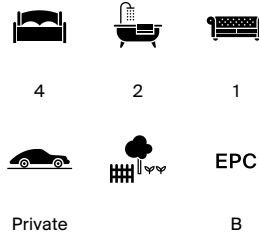
VANDELEUR PLACE

Edinburgh, EH7



A BEAUTIFULLY FINISHED, NEWLY COMPLETED ONE-OFF HOME

Offering exceptional specification, landscaped grounds and stylish modern living



Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold



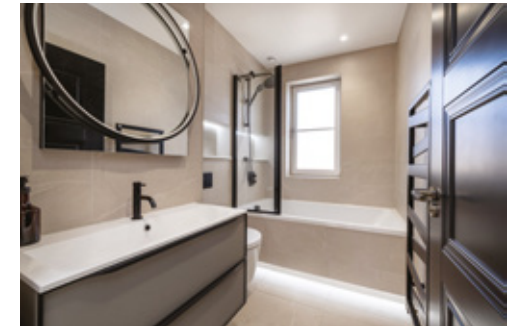
DESCRIPTION

Tucked away behind electric gates, this contemporary standalone house offers privacy, high-end design and thoughtful craftsmanship throughout. The property benefits from private parking and a fully landscaped garden, complete with feature external lighting, a dedicated outdoor storage area and an impressive outdoor patio and kitchen area, ideal for entertaining and everyday enjoyment.

Inside, the ground floor has been designed around modern open-plan living. A spacious hallway leads into a stunning full-width living, dining and kitchen space, finished with elegant herringbone flooring and large patio doors leading out to the garden. The bespoke kitchen features high-specification Siemens appliances, stone worktops and a generous island, creating a natural focal point for cooking and socialising. A separate utility room provides additional practicality, also fitted with Siemens appliances including a washer and separate dryer.







The ground floor further includes two generous double bedrooms with inbuilt storage, together with a well-appointed bathroom. Completing the ground floor is a generous under stair storage room.

Upstairs, the principal bedroom is beautifully proportioned with impressive full height vaulted ceiling and feature window, benefits from a private en suite shower room and generous built-in storage. A further double bedroom on this level offers excellent flexibility for family living, guests or home working. Additional easily accessed eave spaces has been used as loft space for plentiful storage.

Every detail of this home has been thoughtfully considered, from its high-quality finishes and modern specification to the seamless flow of accommodation across both levels. Newly completed and ready to move into, it presents a rare opportunity to purchase a standout property offering style, privacy and convenience in equal measure.





LOCATION

Vandeleur Place is quietly positioned within a well-established residential pocket of Edinburgh, offering a peaceful setting while remaining exceptionally well connected to the city. Situated to the east of the city centre, the area benefits from a strong community feel and excellent access to amenities, green spaces, and transport links.

Portobello's popular beachfront, promenade and vibrant high street are only a short drive away, offering an array of cafés, independent shops, restaurants and leisure facilities. Edinburgh city centre is also easily reached, providing quick access to the cultural, commercial and retail heart of the capital.

Public transport connections are excellent, with regular bus services running nearby and offering convenient routes into the city centre, Portobello, and surrounding neighbourhoods. These reliable links make commuting straightforward whether travelling for work, education or leisure. Road connections are equally strong, with easy access to the City Bypass, A1 and the wider motorway network.

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The area is also well served for schooling, with reputable primary and secondary schools located nearby - Royal High Primary and Portobello High School, making it an appealing choice for families seeking quality education options close to home.





SPECIFICATION

STRUCTURE & EXTERNAL ENVELOPE

- Rob Roy Homes timber frame system featuring precision factory manufactured structural panels
- High grade CLS structural timber throughout
- OSB sheathing with accredited membranes, fire stopping, and airtight detailing
- External blockwork integrated as part of the insulated building envelope
- Bespoke sandstone window sills
- High performance uPVC double glazed windows
- 5 metre sliding doors opening onto the porcelain patio
- Premium Spanish slate roof with bespoke zinc ridge detailing
- Six west facing solar PV panels (2.04 kWp)
- Marshalls Monoblock driveway

THERMAL PERFORMANCE, ENERGY & SAFETY

- Worcester Bosch Greenstar 4000 system gas boiler
- Hive smart heating controls
- Kingspan Albion Ultrasteel 210 litre unvented hot water cylinder
- Underfloor heating to bathroom and en suite
- Dual fuel towel radiators to bathroom and en suite
- Comprehensive insulation and airtightness strategy
- Fully installed and commissioned heat and smoke detection system
- Electric vehicle charging point installed and ready for owner connection

KITCHEN & UTILITY

- Bespoke fitted kitchen with luxurious Calacatta Gold quartz worktops
- Matching quartz worktops to the utility room
- Premium integrated Siemens appliance suite, including:
 - Built in oven and microwave
 - Integrated dishwasher and integrated fridge freezer
 - Integrated cooker extractor hood

- Siemens gas on glass hob
- Integrated under counter wine cooler
- S Box® Chameleon pop up sockets with patented retractable design
- Instant boiling water tap system

BATHROOMS & EN SUITES

- High quality bathroom suites supplied by Victorian Plumbing
- Duravit wall mounted WCs with concealed cisterns
- Crosswater showers and taps
- Designer towel radiators by Zehnder
- Oversized 1800 × 900 mm luxury bath
- LED illuminated mirrors
- Feature mood lighting to bathroom and en suite

INTERIOR FINISHES & JOINERY

- Professionally spray finished interiors in premium Dulux Heritage paints, achieving a flawless glass like finish
- Solid internal panelled doors in contemporary piano black
- Antique brass fixtures and ironmongery
- Custom built wardrobes to all bedrooms with integrated PIR lighting
- Fitted carpets to all bedrooms
- High quality engineered herringbone oak flooring to living room, kitchen, utility room, and hallway
- Double sheeted ceilings for enhanced acoustic performance

LIGHTING, ELECTRICAL & MEDIA

- Cat 6 data cabling throughout
- Statement pendant lighting and chandeliers in all rooms
- Integrated mood lighting to:
 - Staircase, Bathroom and en suite
 - Under kitchen island and cooker area

- External double power sockets
- Media wall wiring and stud reinforcement installed to:
 - Living room
 - Principal bedroom

BEDROOMS & STORAGE

- Principal bedroom featuring 13 foot ceiling height and a dramatic double height cathedral window
- Extensive eaves storage running around the property
- Additional internal storage cupboard within the hallway

SECURITY & ACCESS

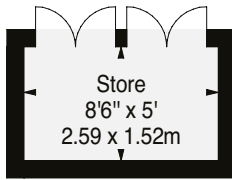
- Ring video doorbell system
- External CCTV cameras covering the full perimeter
- Electrically operated steel sliding driveway gate
- Separate pedestrian access gate with integrated post box

GARDEN & EXTERNAL AMENITY

- Large porcelain patio accessed via 5 metre sliding doors
- Bespoke cedar bin storage
- Custom cedar outdoor structures including:
 - Hot and cold external water taps
 - Electrical supply
- Large outdoor storage building with lighting and power – ideal for bikes, lawn equipment, and garden tools
- Dedicated cedar built BBQ area
- Architectural external and garden lighting throughout

GENERAL

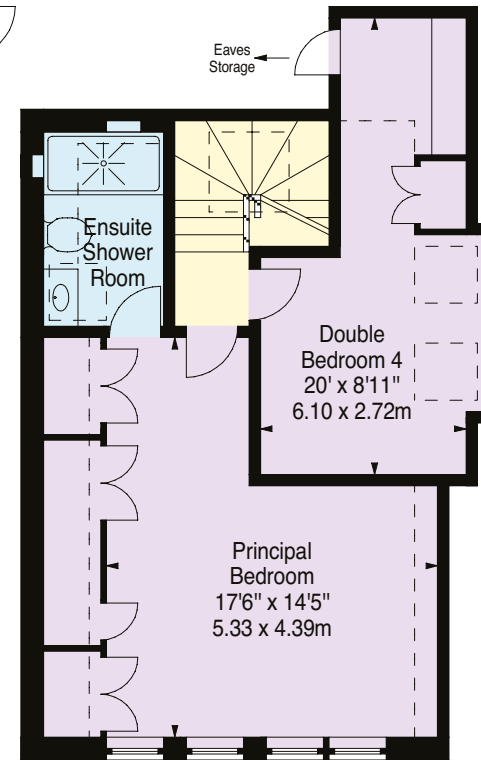
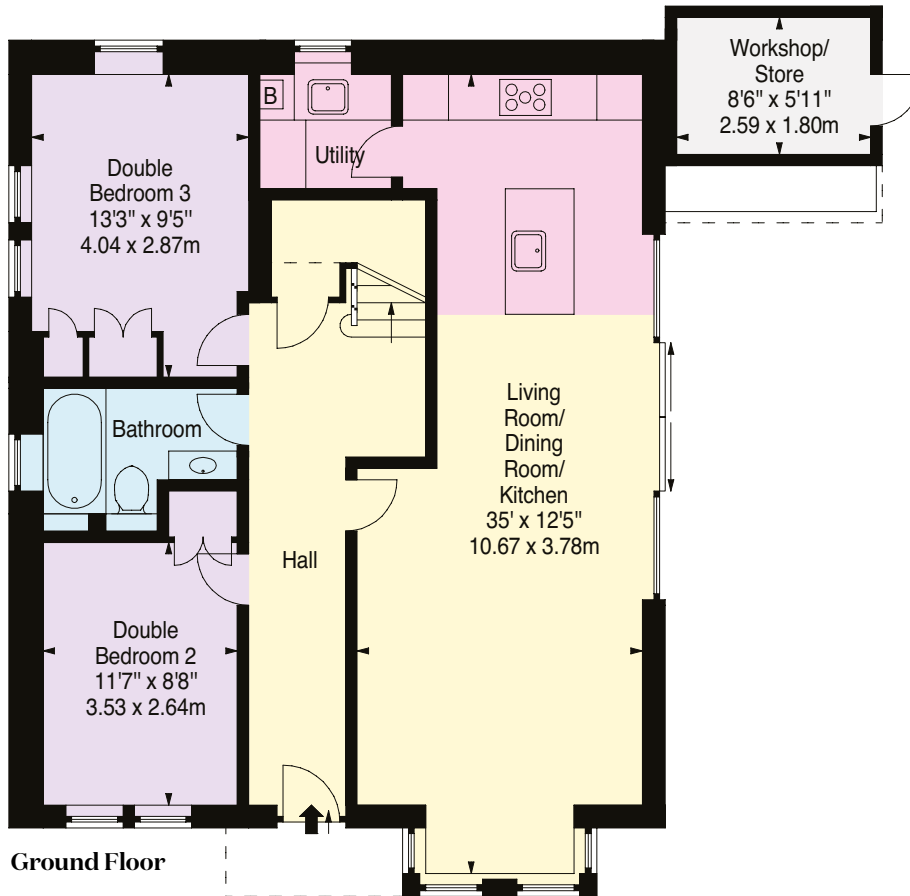
The property is covered by a Build-Zone 10-year structural warranty, providing peace of mind for homeowners and lenders alike.



Ground Floor



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



Approximate Gross Internal Area
1392 Sq Ft - 129.32 Sq M
Workshop & Stores: 94 Sq Ft - 8.73 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.

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

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

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