

## WHITEHOUSE TERRACE

Edinburgh, EH9



# A RARELY AVAILABLE DETACHED HOUSE WITH SUBSTANTIAL PRIVATE GARDENS, SITUATED IN THE SOUGHT-AFTER GRANGE.



3-4



2



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Private



EPC

C

Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Offers Over: £1,150,000



## DESCRIPTION

Positioned on a generous corner plot within the exclusive Grange Conservation Area, this period detached home offers spacious, light-filled accommodation and substantial mature gardens, a rare combination in one of Edinburgh's most desirable neighbourhoods.

The property is entered via a private gate with parking for several cars. The interior has been thoughtfully designed for modern living. A welcoming entrance hall leads into a sitting room and a spacious kitchen/dining room. The impressive south facing garden room provides a versatile living and entertaining space with direct access to the grounds.

The home offers up to three double bedrooms with the potential of a fourth, including a generous principal suite with a large en suite shower room, alongside a further double bedroom/study with en suite, and an additional double bedroom. A WC completes the ground floor. There is a lift in the property, however this could be easily removed if needed.



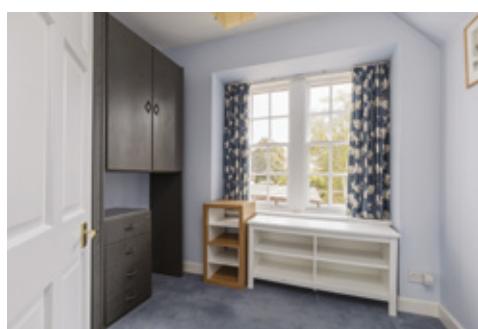
Outside, the property is surrounded by mature, landscaped gardens, offering privacy and greenery. There is an additional garden store that provide excellent practical space.

Situated close to the amenities of Morningside and Marchmont, and within easy reach of The Meadows, Blackford Hill and the city centre, the property is also ideally located for excellent schools and recreational facilities.

This is a rare opportunity to acquire a detached home with extensive gardens in the heart of the Grange.

## LOCATION

Whitehouse Terrace is a highly sought-after address located in the heart of The Grange, one of Edinburgh's most prestigious and affluent residential neighbourhoods. Positioned on the city's desirable south side, it offers convenient access to the capital's central business, financial, and shopping districts.





This prime location is within walking distance of Morningside, a vibrant area known for its independent shops, acclaimed restaurants, the historic Dominion Cinema, and both Waitrose and Marks & Spencer supermarkets. Nearby Bruntsfield further enhances the lifestyle offering with its stylish bistros, artisan cafés, lively bars, and boutique shopping.

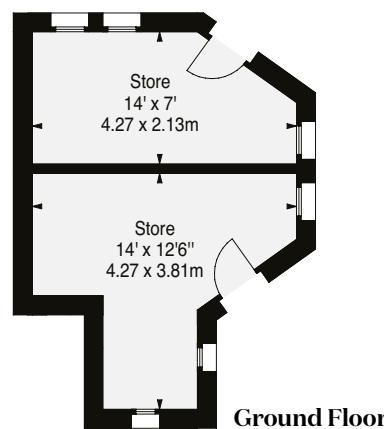
Residents enjoy proximity to some of Edinburgh's most scenic green spaces, including the Hermitage of Braid, Blackford Hill, Arthur's Seat, The Meadows, and Holyrood Park. Excellent recreational facilities are close at hand, such as the Royal Commonwealth Pool, Waverley Tennis Club, a range of golf courses, and the Midlothian Snowsports Centre at Hillend.

The area is exceptionally well served by leading educational institutions. Top-performing private schools include George Heriot's, George Watson's College, and Merchiston Castle School, alongside highly regarded state schools such as Sciennes Primary and James Gillespie's High School.

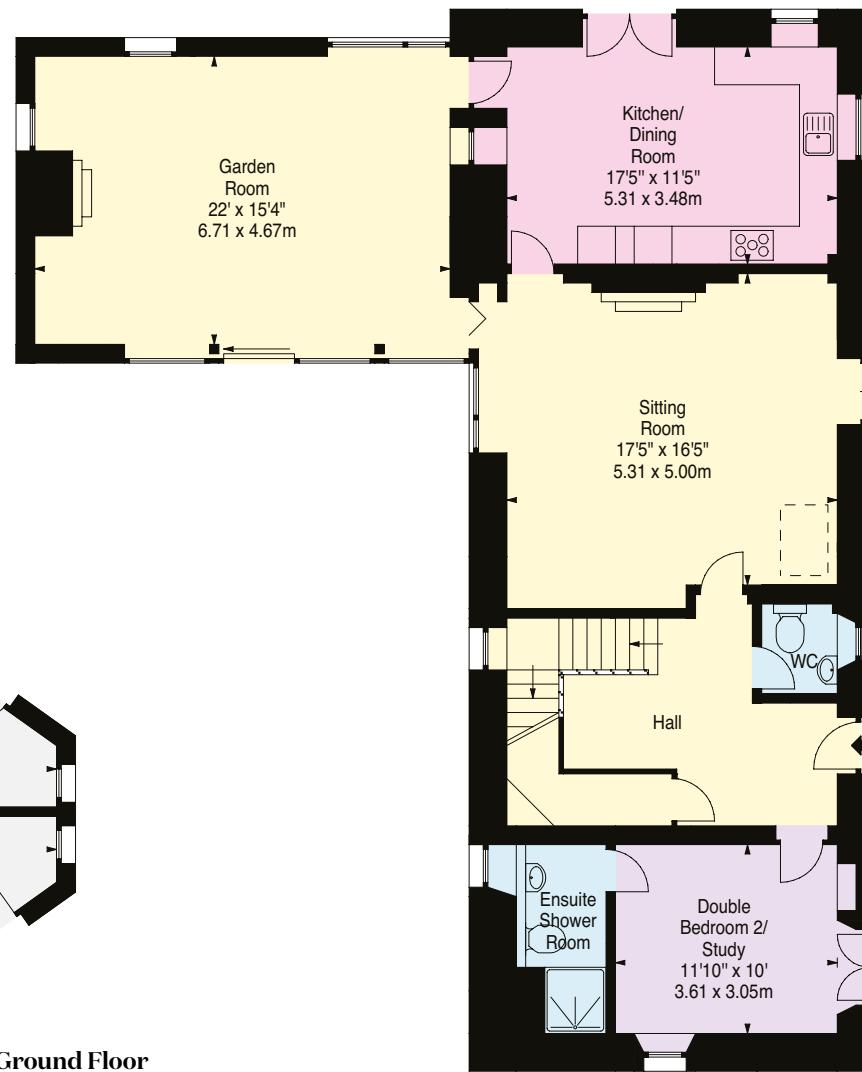
Whitehouse Terrace is also ideally placed for access to Edinburgh University, Napier University, the Royal (Dick) School of Veterinary Studies, Edinburgh Royal Infirmary, and the new Edinburgh Children's Hospital. The location benefits from excellent transport links, with easy access to the City Bypass, Edinburgh International Airport, and the central Scotland motorway network including the M8, M9, M90, and the Queensferry Crossing.



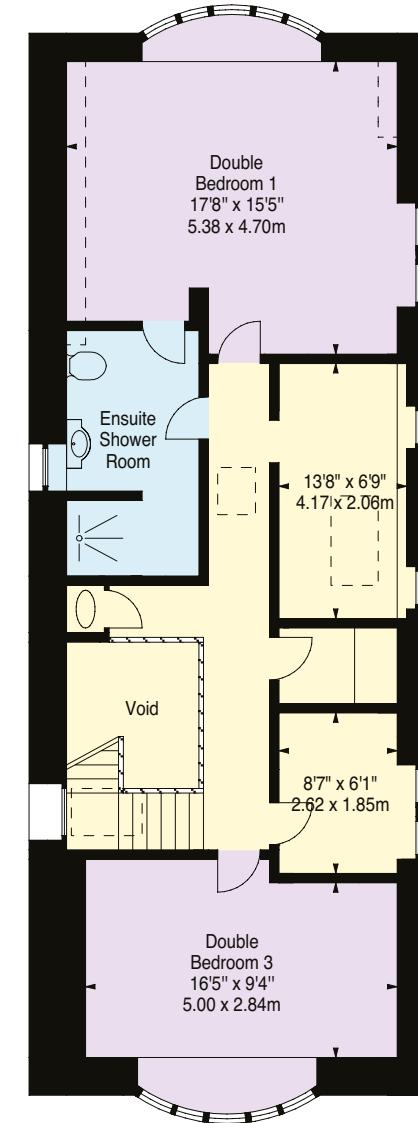
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 2309 Sq Ft - 214.51 Sq M

Garden Out House Stores: 210 Sq Ft - 19.51 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.

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