



Solicitors & Estate Agents










Offers Over
£720,000

9/1 Doune Terrace

New Town | Edinburgh | EH3 6DY

A most impressive A listed ground floor apartment, located on an elegant Georgian terrace and forming part of the historic Moray Feu, with its spectacular private gardens and leafy cobbled streets.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Access to Bank Gardens
-  EPC rating – D
-  Council tax band- F



Description

Whilst the street retains a tranquil feel, a short walk down the hill takes you into Edinburgh's fashionable Stockbridge area, with its superb assortment of cafes, restaurants, boutique shops and weekly food market.

For a modest annual fee residents in the building have access to Moray Place, Bank and Ainsley Place private gardens, providing a true haven of beautifully maintained green spaces spanning over four acres and including a children's playpark and barbecue area. Bank Gardens offers direct access to the charming Water of Leith Walkway as well as a picturesque off-road route into Stockbridge.

The apartment seamlessly blends sleek modern style with grand period character, boasting flexible and well-proportioned accommodation arranged over two floors. The property is accessed via a welcoming shared hall and briefly comprises: an entrance hallway with built-in storage, impressive drawing room/dining kitchen with dramatic high ceilings, two Georgian arched sash windows with working shutters, ornate cornice work, attractive wood flooring and focal fireplace with gas wood burner style stove. The room also benefits from a dual facing aspect and has ample space to allow for a variety of configurations. The kitchen has been fitted with a selection of stylish high spec contemporary units, complete with a downlit central island, coordinated worktops and a range of integrated appliances.

There is a good-sized double bedroom with a pleasant open outlook, tasteful modern décor and coving, a further downstairs bedroom which would work well as a home office or nursery, a stylish luxury bathroom with wall mounted basin, WC, bath, separate shower and useful utility complete with clothes pulley, washing machine and excellent additional storage. The space concludes with the upstairs bedroom, quietly tucked away and enjoying a sunny south facing aspect.

It should be noted that significant roof works were carried out in 2025 and carry a fifteen-year guarantee.



Extras

All light fittings, blinds, curtains, white goods and integrated appliances are included. Please note that items of the furniture may be available via separate negotiation.

Private Gardens and Parking

There is ample permit parking located on Doune Terrace and access to the aforementioned private gardens is just a stone's throw away. Access to the gardens is conditional upon the payment of an annual fee of approximately £130 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in Edinburgh's iconic New Town, with its famous cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on the doorstep and the heart of the city and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St Andrew's Quarter, which houses a fabulous range of popular High Street Retailers, including a large John Lewis. The trendy neighbouring district of Stockbridge has a weekly Sunday market and is home to many popular bars, delis, bakeries and boutique shops. In addition to the aforementioned private gardens, there are a variety of beautiful green spaces close at hand including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Dean Galleries.



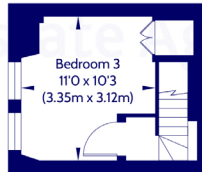


Approx. Gross Internal Floor Area 109 Sq M / 1172 Sq Ft.

Upper Ground Floor



1st Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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