



12 Hartington Gardens

Edinburgh, EH10 4LD



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236sqm

EPC

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AS Anderson
Strathern

12 Hartington Gardens

Edinburgh, EH10 4LD

Welcome to 12 Hartington Gardens, an elegant mid-terraced Victorian townhouse offering generous accommodation arranged over four levels, combining impressive period detailing with a warm, characterful style. Extending to approximately 236 square metres, the property provides a wealth of flexible spaces suited to modern living, including options for home working, formal entertaining, and multi-generational use.

The ground floor presents an inviting vestibule leading to a spacious formal dining room, where detailed cornicing, tall sash windows, and a statement fireplace create a distinctive sense of grandeur. Two additional rooms on this level offer versatility, with one presently used as a bedroom and the other set up as a dressing room. A bathroom with a three-piece suite completes this floor, adding practicality for guests and larger households.

The garden level is a particularly social space, centred around an open kitchen and dining area that benefits from direct access to the private rear garden. With ample room for both casual family meals and larger gatherings, this level lends itself beautifully to everyday living. A utility room with pantry and a shower room with a toilet enhance convenience, while the garden outlook captures mature planting and a generous decked terrace that is ideal for outdoor dining, summer evenings, and relaxed weekends.

The first floor features an impressive drawing room with ornate cornicing, a fireplace, and excellent natural light thanks to large bay windows. Two well-proportioned bedrooms, one of which is being used as a study, a further bathroom with a three-piece suite, and access to attic storage via a Ramsay ladder complete this level, offering comfortable family accommodation. The attic floor provides two additional bedrooms, both enjoying charming rooflines and useful storage, and the hallway is crowned by an eye-catching glass cupola that fills the central staircase with natural light.

The rear garden is a notable highlight, offering a combination of lawn, planting, and a raised terrace that enjoys favourable daylight, making it a welcoming extension of the indoor living space. The property further benefits from driveway parking with a dropped kerb, and gas central heating.

Rich in period character, yet offering adaptable modern living, this is a rare opportunity to acquire a substantial and distinctive townhouse in a sought-after Edinburgh location.

Property features

- Traditional Victorian townhouse
- Private rear garden with decked terrace
- Grand first-floor drawing room
- Driveway with dropped kerb
- Flexible multi-level layout
- Period features throughout
- Utility room
- Gas central heating









Location

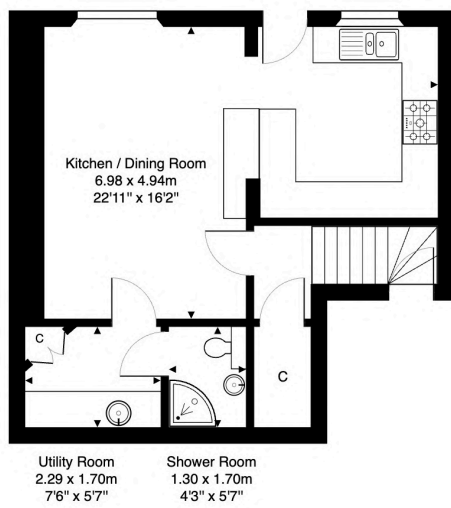
Bruntsfield is one of Edinburgh's most sought-after neighbourhoods, known for its leafy streets, independent shops, and relaxed village atmosphere just south of the city centre. The area offers exceptional everyday convenience, with cafés, boutiques, and artisan food stores lining Bruntsfield Place, along with immediate access to Bruntsfield Links and the Meadows, which provide expansive green space for recreation and relaxation. The location is highly walkable and well connected by frequent bus routes, making it ideal for those who value accessibility without compromising a residential feel. Bruntsfield is also excellently positioned for several universities, including the University of Edinburgh, Edinburgh Napier University, and the Edinburgh College of Art, all within easy reach.

The property is within catchment for Bruntsfield Primary, Boroughmuir High, St Peter's RC Primary, and St Thomas of Aquin's RC High, giving families access to several of Edinburgh's most consistently well-regarded schools.

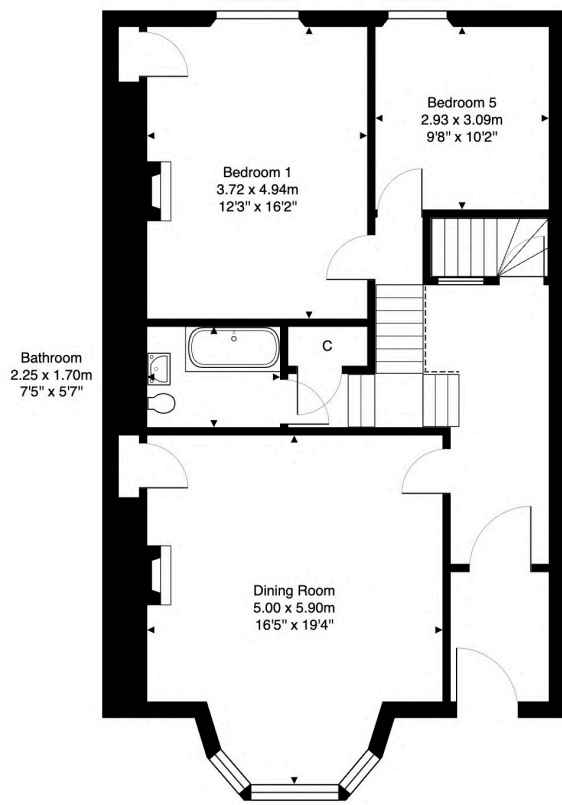




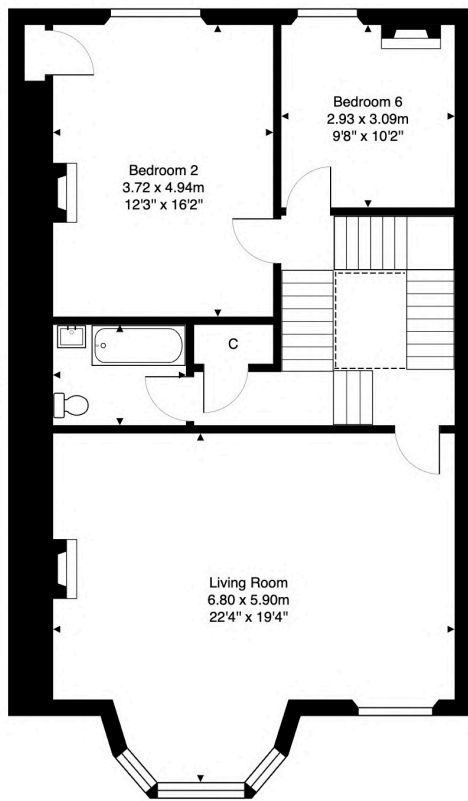




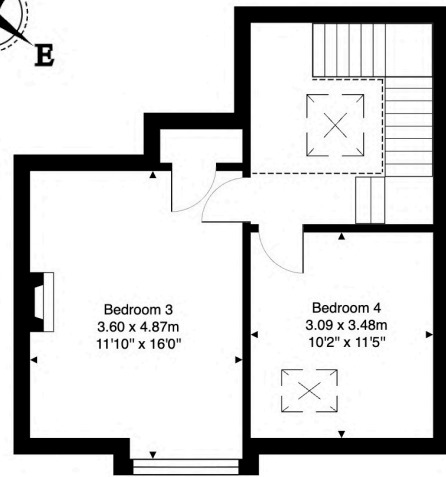
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Extras

The items included in the sale of the property are the alarm system, carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Not included are the handblown glass bubble lights in the kitchen, the tiger head lights in the dining room, and the modern chandelier in the drawing room. These will be replaced with standard fittings unless agreed otherwise.

Council Tax band G

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk