





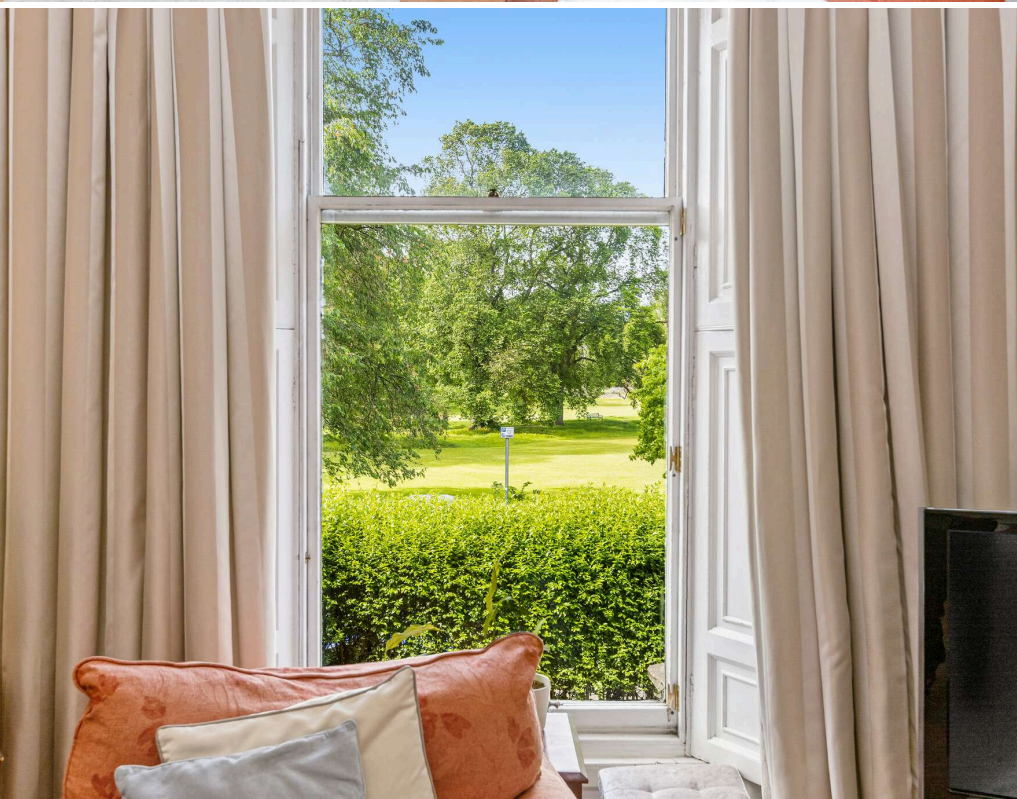
Welcome

Occupying a distinguished position on prestigious Vanburgh Place, 1 Vanburgh Place is a remarkable B Listed Georgian townhouse of exceptional scale and presence. Built in 1826 and forming part of an elegant terrace of eight, this magnificent four-storey residence enjoys an enviable outlook across the open greenery of Leith Links. Set within the highly regarded Leith Conservation Area, the property embodies the early nineteenth-century architecture, with handsome proportions, classical symmetry and an unmistakable sense of grandeur.

A home of rare versatility, the accommodation extends gracefully over four levels and is ideally suited to family life as well as refined entertaining. Two spacious living rooms, a family room, two kitchens and a formal dining room are complemented by seven bedrooms and a box room, offering outstanding flexibility for growing families, multi-generational living or those seeking generous working-from-home space. Private gardens to the front and rear provide a secluded outdoor retreat, the rear garden mature and beautifully established, while two private parking spaces add an invaluable element of convenience.

Beyond the house itself, the location is equally compelling: historic Leith Links on the doorstep, the vibrant cafés, acclaimed restaurants and waterfront amenities of Leith all close by, and excellent connections into Edinburgh city centre.

This is an exceptional opportunity to acquire a substantial and atmospheric period residence in one of the capital's most characterful and sought-after neighbourhoods. Viewing by appointment only. Call agent on 07884 247419







Leith Links

Set within the vibrant and ever popular district of Leith, this location offers one of Edinburgh's most dynamic and desirable lifestyles. The area is celebrated for its eclectic mix of award winning restaurants, traditional pubs, trendy cafés, delis and artisan coffee bars, creating a lively food and drink scene with something for every taste.

Leith has a rich creative spirit, home to the annual Jazz & Blues Festival, the Leith School of Art, and the beautifully restored Leith Theatre. Everyday shopping is effortless, with an outstanding range of independent retailers, international food stores, street food events and a weekly Farmers' Market. Larger supermarkets are also close at hand, while both St James Quarter and Ocean Terminal offer an extensive choice of shops, restaurants, bars and entertainment.

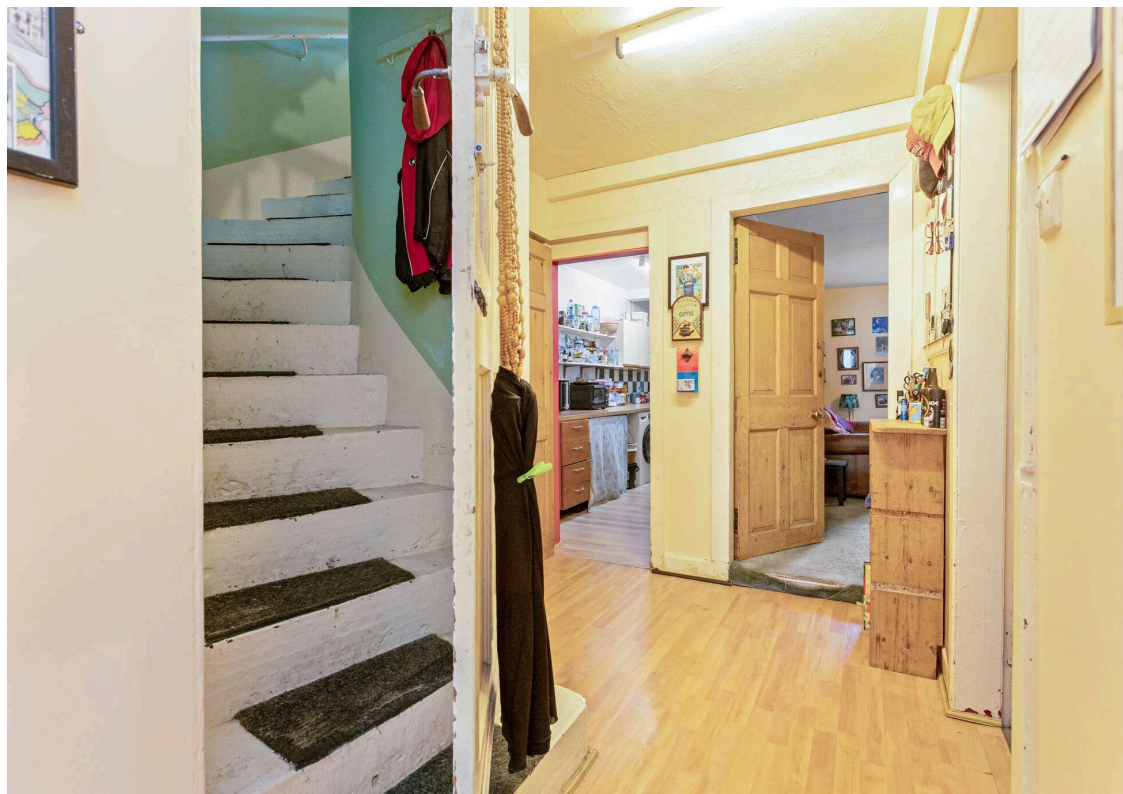
The Shore and wider Leith area provide tranquil riverside walks and cycle routes along the Water of Leith, as well as easy access to the charming harbour of Newhaven. The expansive green spaces of Leith Links are just moments away - perfect for dog walking, picnics, sports and year round recreation. For fitness lovers, the nearby Leith Victoria Swim Centre offers a swimming pool, gym and fitness classes.

Leith benefits from excellent transport connections, including 24 hour bus services and the Edinburgh tramline, ensuring swift and reliable access across the city.

Extras

White goods to be included are hob, oven and fridge freezers. Window blinds and curtains included with sale.





Get in touch

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