



CHURCH HILL

Edinburgh, EH10



AN EXCEPTIONAL DETACHED FAMILY VILLA WITH A RARE COUNTRY HOUSE FEEL

Set within a large south-facing garden in one of Edinburgh's most desirable southside addresses.



Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

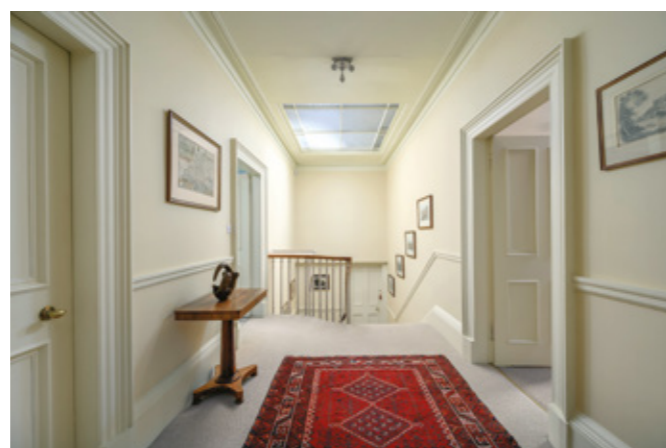
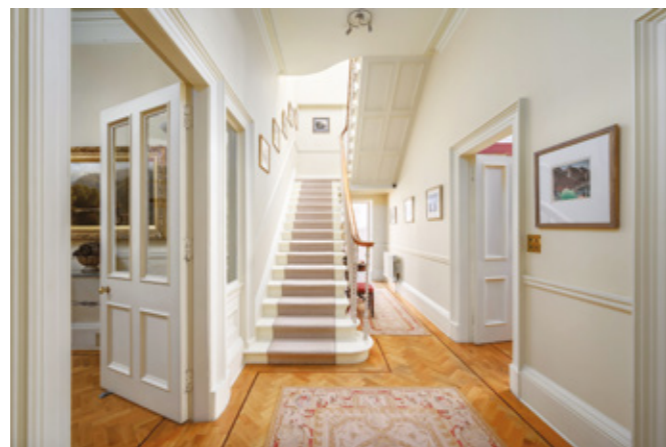
Offers Over: £2,750,000



DESCRIPTION

10 Church Hill is a particularly special house, occupying a prime position within this highly sought after area. Set well back from the road and approached via a private gravel drive, the house sits beautifully within its grounds, with a strong sense of privacy and seclusion that is rarely found so close to the city centre.

What immediately stands out is the atmosphere. The house has a wonderfully warm and welcoming feel, clearly having been a much loved family home, while the combination of mature gardens, generous proportions and classical architecture gives it a distinctly rural feel, more akin to a country house than a city property.



THE HOUSE

The house is entered through a vestibule into a central hall, which has good proportions and plenty of natural light, giving an immediate sense of the scale of the house.

Beyond the entrance, the inner hall and staircase form a key architectural feature, with a wide stair rising through the house and benefiting from natural light above. The detailing and joinery throughout are of a high quality, with a calm and cohesive palette reinforcing the overall sense of space and balance.

The reception accommodation is particularly impressive. The drawing room is a superb space, featuring an elegant bay window that overlooks the garden and a striking fireplace that serves as a natural focal point. Bathed in natural light, it offers a calm and refined atmosphere, perfectly suited to both entertaining and everyday living. The sitting room provides a more relaxed, family-oriented space. It is equally well proportioned, with a warm and inviting feel, and benefits from direct access to the garden beyond.



The two rooms are connected by double doors, currently concealed by bookshelves, allowing the spaces to function either as a large entertaining area or as two separate rooms.

A separate library or study offers a more intimate retreat, complete with fitted shelving and a traditional fireplace, creating a quiet and characterful environment for reading or working. From here, a concealed door set behind a bookcase leads to a hidden room, which opens into a substantial wood-panelled conservatory extension, currently arranged as a gym.

The dining accommodation is well planned, with both a formal dining room and additional informal options. The more formal room provides a refined setting for entertaining, while the main living spaces connect naturally through to the kitchen and family areas.

To the rear, the kitchen and breakfast room form the heart of the house, offering a practical and well proportioned space for day to day living. This leads directly into the conservatory, which is a standout feature of the house. This is a bright and beautifully designed garden room, enjoying excellent natural light and lovely views over the south facing garden, and providing a seamless connection between inside and outside living.

The overall layout works exceptionally well, combining a series of well scaled reception rooms with more informal family spaces, creating a house that is both elegant and highly functional.

There is also a comprehensive range of ancillary accommodation, including a utility room, cloakroom, wine cellar and storage, ensuring the house functions as well as it presents.

The bedroom accommodation is arranged over the upper floors and is particularly well balanced, providing excellent family space.

The principal bedroom is especially impressive, with generous proportions and a bright bay window enjoying a lovely outlook over the surrounding gardens. The room has a calm and elegant feel, benefitting from good ceiling height and natural light, and is supported by a spacious en suite bathroom.



The remaining bedrooms are all well proportioned and thoughtfully arranged, offering a good balance of family and guest accommodation. Several of the rooms enjoy attractive views over the mature garden, further reinforcing the sense of space and privacy that defines the house.

The bathrooms are generous and functional, offering good space and natural light, although they may now benefit from some updating in parts. Overall, the upper floors retain a consistent sense of quality and proportion, with excellent potential to be adapted or enhanced to suit modern requirements if desired.

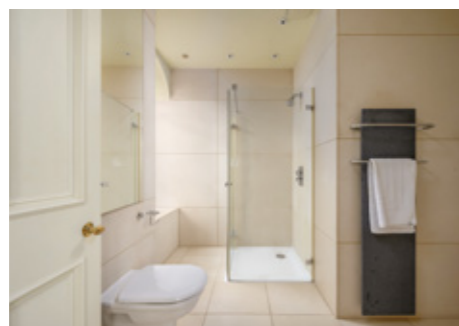
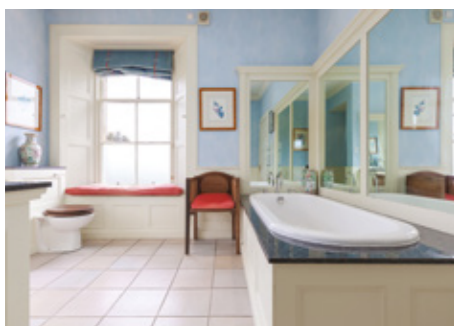


GARAGE BUILDING AND ADDITIONAL SPACE

In addition to the main house, there is a highly attractive detached stone built garage building, positioned discreetly to the side of the house and approached via the gravel drive.

The building itself, a former dovecot, is full of character and provides both practical and lifestyle space. The ground floor accommodates garaging and storage, while above there is a particularly useful additional room which has been adapted as a bar and informal sitting room.

This upper room provides a fantastic and flexible space, ideal for older children, a teenage den or games room, as well as more informal entertaining. The separation from the main house gives it a strong sense of independence, making it a highly versatile and appealing feature which adds significantly to the overall offering.



GARDENS AND GROUNDS

The gardens at 10 Church Hill are a defining feature and set the property apart from many others in the area.

The house sits within a large south-facing garden, with expansive areas of lawn and beautifully established planting. Mature trees, shrubs and borders create a wonderful sense of privacy and enclosure, while still allowing for excellent natural light throughout the day.

The garden has a particularly strong connection to the house, with the conservatory opening directly onto it, creating a seamless flow between indoor and outdoor living. The overall feel is one of space and tranquillity, rarely found in such a central Edinburgh location.

While the original grounds extended further, a portion is currently being developed to create a separate single storey stone house. Importantly, the area retained with number 10 remains larger than average, ensuring the property continues to offer an exceptional garden by city standards.

LOCATION

Church Hill is one of Edinburgh's most sought after residential addresses, located on the south side of the city and renowned for its attractive houses, quiet setting and excellent accessibility. The area has a strong sense of community and benefits from an outstanding range of local amenities.

Bruntsfield and Morningside are both within easy reach and provide an excellent selection of independent shops, cafés, restaurants and everyday services, together with larger supermarkets. The nearby open spaces of the Meadows, Bruntsfield Links and Blackford Hill offer superb recreational opportunities and are a key part of the area's appeal.

The property is particularly well placed for schooling, with a number of highly regarded options nearby, including Bruntsfield Primary School and Boroughmuir High School, as well as George Watson's College, George Heriot's School and Merchiston Castle School, all of which are within comfortable reach.

Despite its peaceful setting, Church Hill is exceptionally well connected. Edinburgh city centre lies only a short distance away and can be reached quickly by car, bus or on foot. Haymarket and Waverley stations provide regular rail services across Scotland and direct links to London.

Edinburgh Airport is approximately 20 to 25 minutes by car and offers an extensive range of domestic and international flights, including connections across Europe, North America and the Middle East. The City Bypass is also within easy reach, providing efficient access to the wider motorway network.

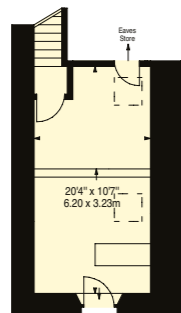
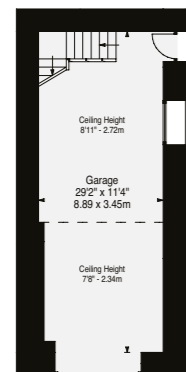
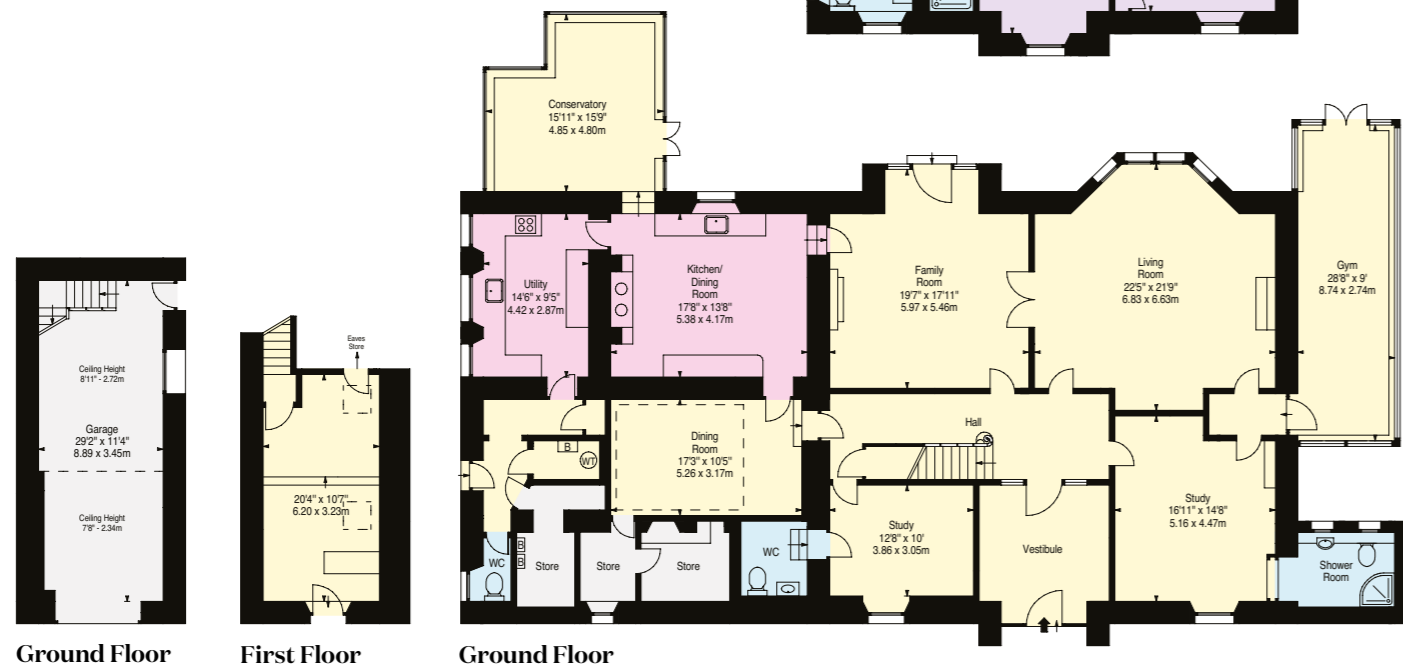
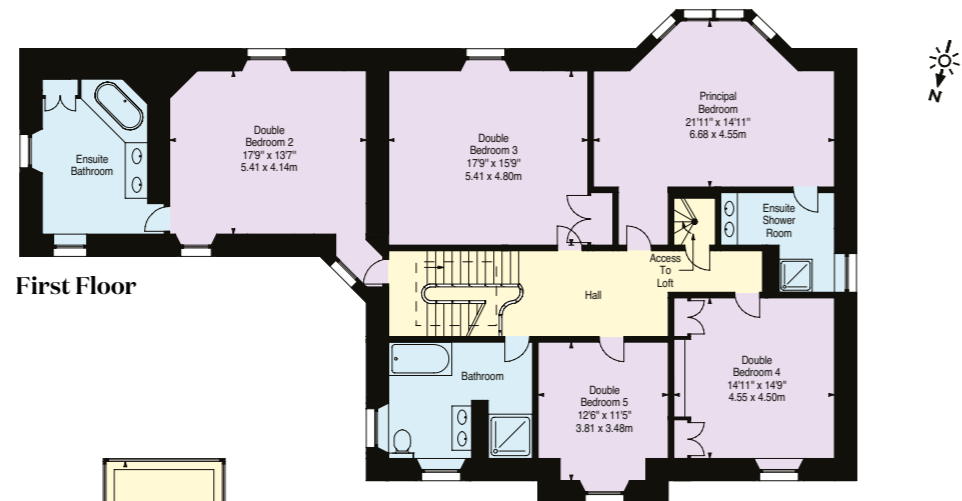
SUMMARY

10 Church Hill represents a rare opportunity to acquire a substantial detached family house in one of Edinburgh's prime southside locations.

Combining a wonderful sense of space and privacy with a warm, welcoming atmosphere, the house offers superb family accommodation, a large south-facing garden and valuable additional living space within the garage building. It is a highly special home which balances elegance, flexibility and lifestyle in a way that is rarely found within the city.



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



Approximate Gross Internal Area = 5203 Sq Ft - 483.36 Sq M
 Outbuilding: 566 Sq Ft - 52.58 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.



We would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

Edward Douglas-Home
0131 222 9600
edward.douglas-home@knightfrank.com

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

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.