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ALFRED PLACE

Edinburgh, EH9



AN ELEGANT AND BEAUTIFULLY PROPORTIONED FAMILY HOME SET WITHIN THE HIGHLY REGARDED BLACKET CONSERVATION AREA

		
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Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £1,150,000



DESCRIPTION

This charming semi-detached family house occupies a prime position within one of Edinburgh's most sought-after conservation areas. Arranged over three floors, the property offers exceptionally well-balanced and flexible accommodation, complemented by fine period detail, impressive open views and a private walled garden.

The house is entered via a welcoming vestibule leading into a striking reception hall, immediately conveying the generous scale and quality of the accommodation throughout.

The principal sitting room is a beautifully light, west-facing space, enhanced by a bay window and a wealth of period features including decorative cornicing, working shutters and an attractive fireplace. Further family and entertaining space is provided by the kitchen/dining room, which enjoys open views over the rear garden and offers an ideal hub for everyday living.

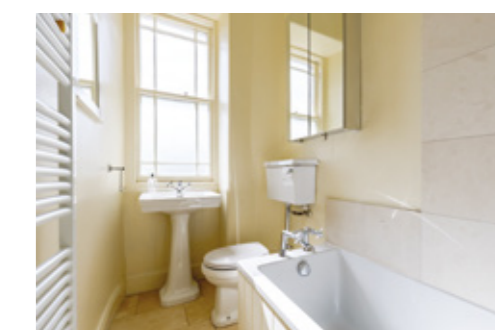




Also located to the rear of the house are a useful utility and shower room, a boiler/store cupboard and stairs leading to a versatile home office. This light-filled room also benefits from independent access from the side of the house, making it particularly well-suited to home working or a studio space.

The first floor provides particularly elegant accommodation, with the drawing room (or principal bedroom) enjoying ornate cornicing, a fireplace and a large bay window. Adjacent is a single bedroom, ideal as a nursery or study. Two further double bedrooms lie off the main landing along with a well-appointed family bathroom fitted with a bath and overhead shower.

The second floor comprises two further double bedrooms and an additional shower room. Both bedrooms enjoy outstanding open views towards the surrounding hills, adding a wonderful sense of light and outlook.





Approximate Gross Internal Area
2638 Sq Ft - 245.07 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.

Externally, the enclosed and sunny walled garden is predominately laid to lawn with mature borders and a patio area, providing an ideal setting for outdoor dining and entertaining. Residents' permit parking is available immediately outside.

The property's superb proportions, flexible accommodation and enviable location combine to create a highly appealing family home in a quiet yet exceptionally convenient setting.

LOCATION

Alfred Place is a handsome, incredibly quiet cul de sac in the Newington area of Edinburgh's south side, a short distance from the bustling city centre. The property is situated in the peaceful and highly sought-after Blasket Conservation Area. There are excellent local shops, bistros and bars in Newington, Marchmont, Bruntsfield and Morningside, and the King's Theatre and Dominion Cinema are within easy reach. The property is also conveniently located for access to The University of Edinburgh and the Royal Infirmary.

Local sporting facilities include a number of golf courses and there are pleasant walks in the nearby Meadows and Blackford Hill. Holyrood Park, Arthur's Seat and the Salisbury Crags offer stunning views over the city. The property is also within easy reach of excellent, local state and private schooling. The location offers swift access to the City Bypass, leading in turn to Edinburgh International Airport and many arterial roads throughout Scotland.



I would be delighted
to tell you more.

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