

# COULTERS<sup>®</sup>

23 Blacket Place,  
Edinburgh  
EH9 1RJ



# Exceptional semi-detached character property in the heart of one of Edinburgh's finest and most sought after conservation areas, this home offers tranquil, elegant and spacious family living set over four storeys.

## The property summary:

- Prestigious conservation area location
- Extending to 4742 sq ft. of accommodation
- Eight spacious double bedrooms
- Four inspiring family reception areas
- Spectacular private gardens to the front and rear
- Preserved period features throughout including ornate cornicing and magnificent open fireplaces
- A self-contained two-bedroom private basement flat offers a fabulous investment opportunity or superb additional living space



Spread over four storeys, this 19th-century sandstone property incorporates eight spacious double bedrooms, three bathrooms, a bright kitchen and four inspiring reception areas, in addition to well-maintained front and rear gardens plus on-street parking. The property is abundant in natural light and with views of the Pentland Hills and gardens, there is a feeling of space and openness throughout. Set back from the quiet road, the house is approached through a gated entrance along a leafy path adjacent to the private front garden on the right. The front door opens out into a bright vestibule with neutral décor and Victorian floor tiles.

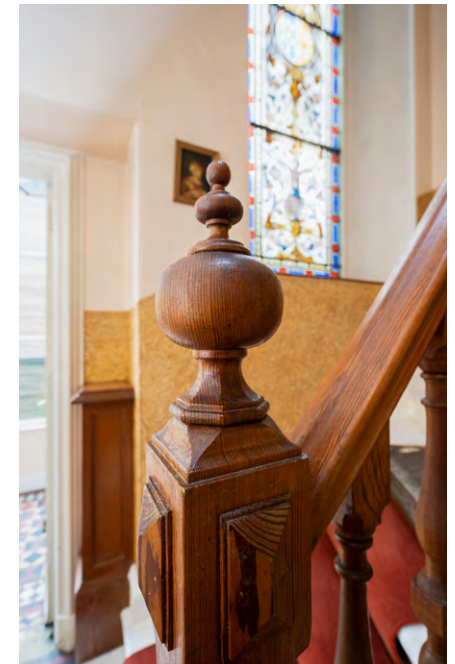


## The property comprises:

- Charming four storey property in sought after conservation area accessed by leafy garden path
- A bright vestibule and inner hall with stunning mosaic tiled flooring
- An impressive staircase with magnificent mahogany banister and exquisite stained-glass window
- Spacious and elegant living room with beautiful ornate cornicing and impressive marble fireplace as well as floor to ceiling windows
- A self-contained two-bedroom private basement flat offers a fabulous investment opportunity or superb additional living space
- Picturesque and tranquil walled front and rear gardens
- Six further generous and bright double bedrooms
- Fabulous versatile dining room overlooking the picturesque rear garden with wooden floorboards and ornate cornicing
- Airy and bright kitchen with garden views
- Delightful drawing room complete with original wooden floorboards and fireplace with immaculate tiled surround
- Modern and tasteful family bathroom as well as three additional washrooms
- Residents permit parking



The ground floor offers versatile and spacious family living with the inner hall leading into two delightful bright reception areas with garden views, as well as to the kitchen.



This is the heart of family life with magnificent opportunities for entertaining, relaxing, and dining. The period features here add to the overall impressiveness and feelings of understated grandeur which are present throughout the property. Blacket Place boasts some of the finest listed architecture that Edinburgh has to offer and was designed by renowned architect Sir James Gowans. As the son of a mason, local to Edinburgh, the masonry and timeless look of this property is finished to perfection.



The living room with its floor to ceiling windows, views of the well-kept front garden and impressive central fireplace is a truly spectacular space.

Whether a cosy calming room to make family memories or a sophisticated space to entertain friends, it offers the best of both worlds in its inviting layout.

A welcoming yet stylish dining room offers an ideal space for casual or more formal living. With a lovely outlook and access to the private rear garden and period features including ornate corning and an Edinburgh press, it will be flexible space that can be used for dining or entertaining guests.



A generous kitchen complete with an extensive range of wall and floor units offers an ideal space for family life. This room enjoys plenty of natural light and views out to the private rear garden.

The first floor comprises of the principle bedroom, which sits to the front of the property with excellent built-in wardrobes, alongside another generous sized double

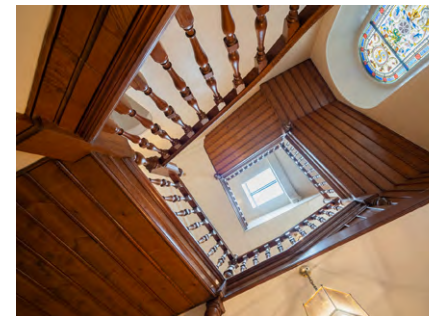
bedroom and an elegant drawing room with a sunny rear garden aspect.

An enclosed sunroom from the first-floor hall offers a flexible and adaptable additional family living space. The first floor benefits from a large, modern bathroom with a corner bath and separate shower cubicle.

# The basement floor currently functions as a self-contained, rental apartment which offers a new buyer a superb investment opportunity or the option to expand the family/guest accommodation further.

The apartment can be accessed through a private side entrance or via an internal staircase. Upon entering, all rooms seamlessly flow off the central hall. The sitting room with its neutral décor and large window is bright and airy with ample room for dining, making it extremely versatile. Two generous double bedrooms have excellent storage, and one features

an original fireplace. A compact kitchen is well-presented and laid out to perfectly complement the space. There is a bathroom with a white suite as well as a handy separate shower room. The entire floor benefits from excellent storage throughout as well as gas central heating.



The striking sweeping staircase complete with mahogany balustrade takes you past an exquisite stained-glass window to the upper floors.



The second floor contains four cosy and spacious double bedrooms with exceptional views across Blackford Hill and Pentland Hills or that of the gardens.

A versatile box room is also located on this floor.

Externally this historic family home has exceptional gardens. It enjoys a charming enclosed garden in the front and a spectacular private walled garden in the rear. The garden benefits from manicured lawn, wooden summerhouse, patio and shrubs in the borders which surround it.

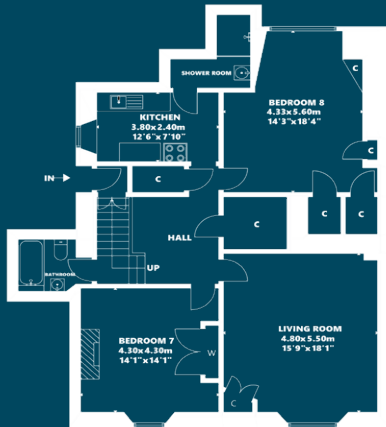


## Location, location, location:

A conservation area dating back to the early nineteenth century, Blacket Place is your chance to enjoy Edinburgh city living in exclusive style. Secluded and with a feeling of spaciousness, yet next to the vibrancy of residential Newington and two miles to the East End of Princes Street with the newly opened St James Quarter, it is truly an outstanding location.

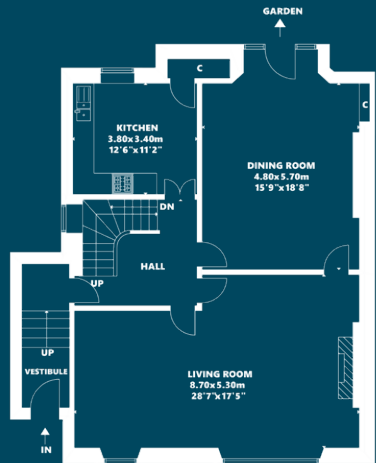
The property is in the catchment area for Preston Street Primary School and highly regarded, James Gillespie's Secondary School. Edinburgh's prestigious private schools are also within easy reach.

You will find everything you need for effortless living on your doorstep. Newington offers excellent leisure, recreational and sporting amenities including The Royal Commonwealth Pool and the Prestonfield Golf Club, all set against the backdrop of Holyrood Park with its spectacular views, blissful walks, and open green spaces. An array of tantalising restaurants, fabulous bars and independent boutiques await within walking distance of both Newington and nearby Causewayside, and Sainsbury's is less than 5 minutes away at Cameron Toll Shopping Centre. Delight in some of Edinburgh's finest cultural destinations including The Festival Theatre, Queen's Hall, National Museum of Scotland and Summerhall which are all a short walk away as is the beautiful tree-lined expanse of the Meadows bordering the thriving areas of Bruntsfield, Marchmont and Morningside.



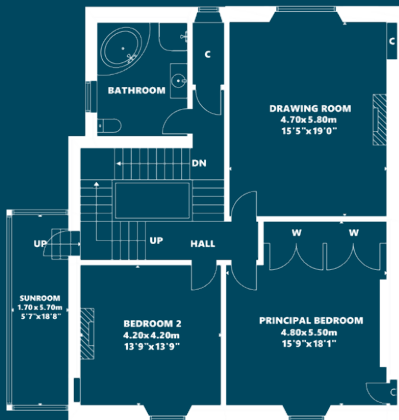
**BASEMENT FLOOR**

Floor Area 1272 sq ft / 118 sq m



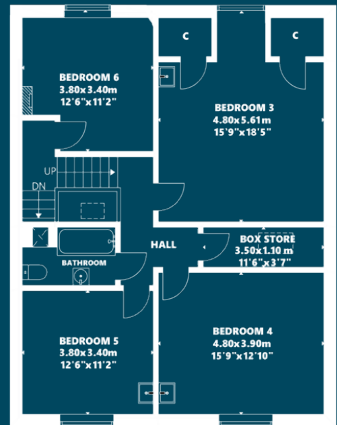
**GROUND FLOOR**

Floor Area 1193 sq ft / 111 sq m



**FIRST FLOOR**

Floor Area 1253 sq ft / 116 sq m



**SECOND FLOOR**

Floor Area 1024 sq ft / 95 sq m

Approximate Gross Internal Floor Area  
4742 sq ft / 440 sq m

**WELCOME HOME** <sup>©</sup>

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**Terms & Conditions**

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 the receipt of offers. 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 the 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.