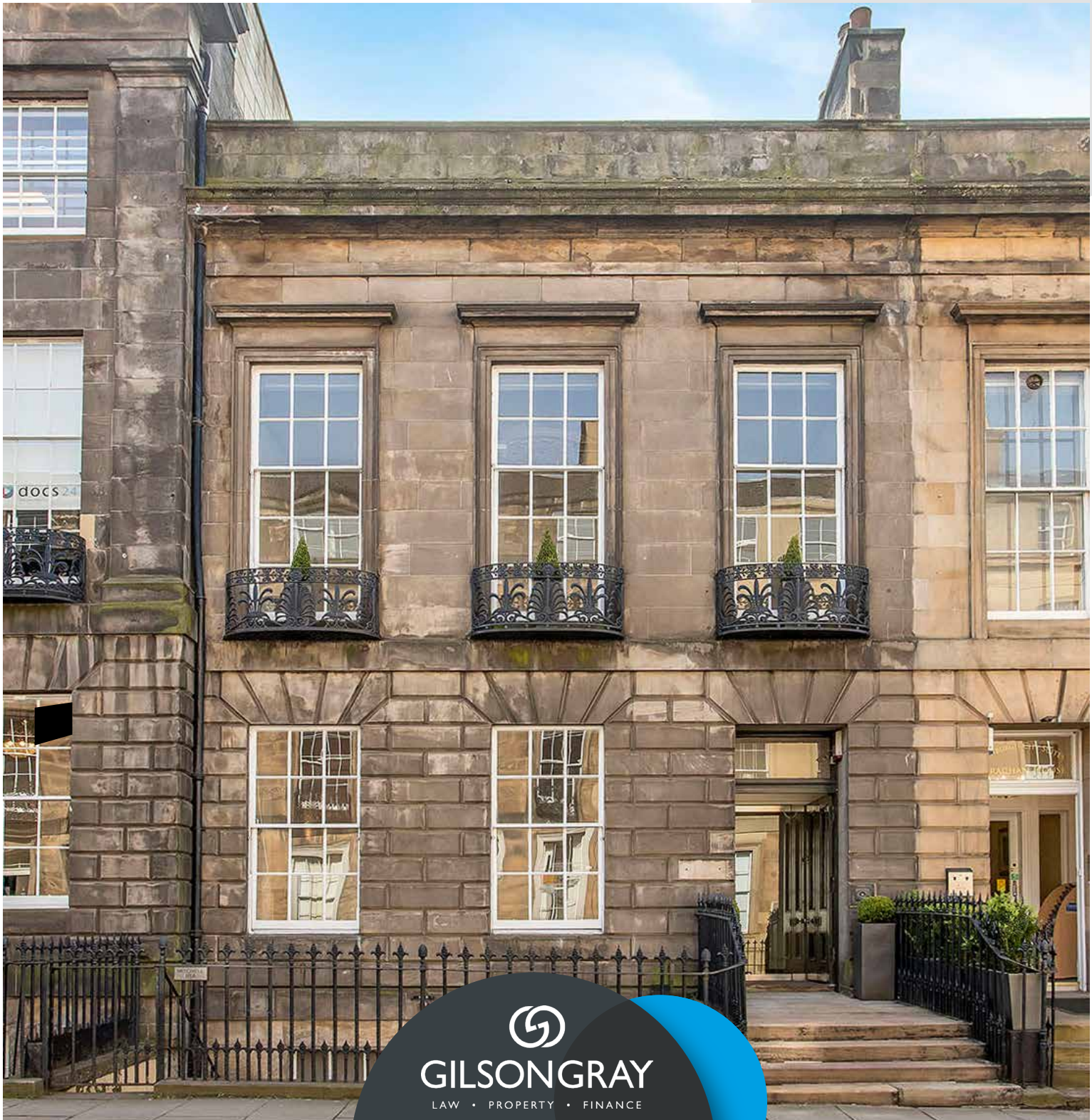


18 TORPHICHEN STREET

West End, Edinburgh, EH3 8JB

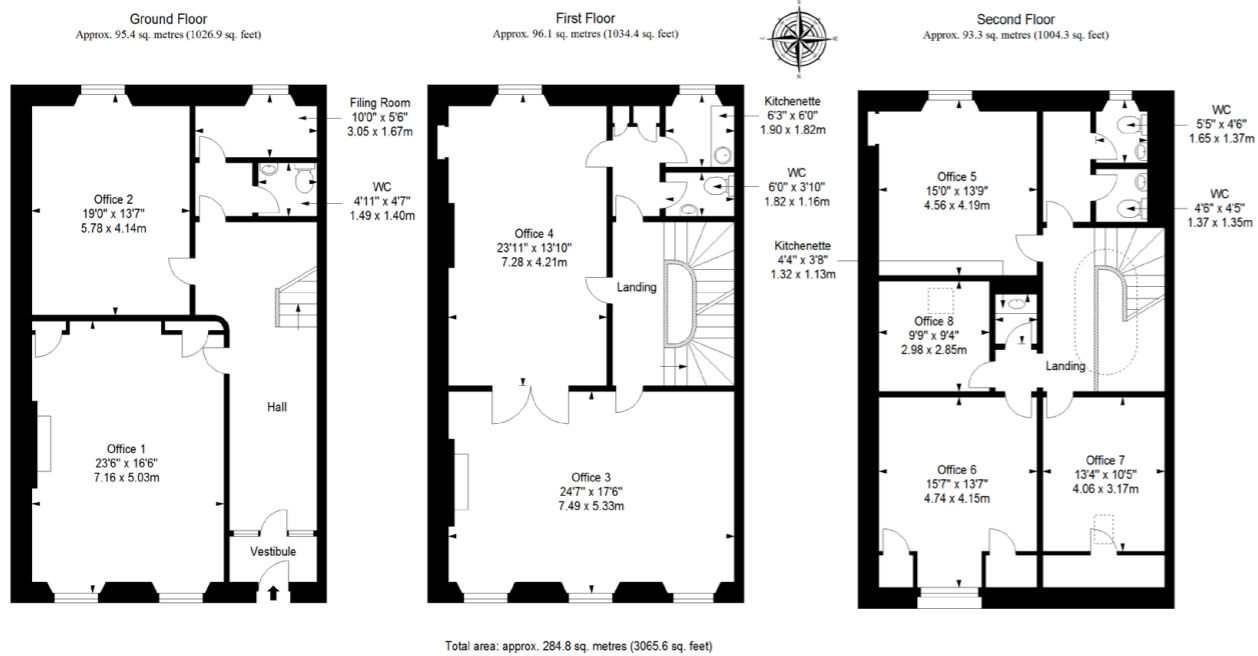
Development opportunity with approved residential planning in the West End conservation area



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EXISTING FLOORPLAN

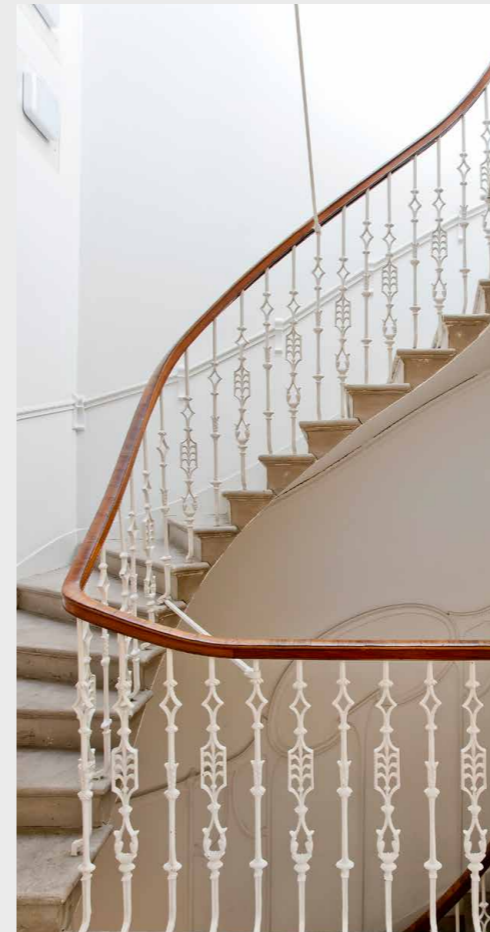


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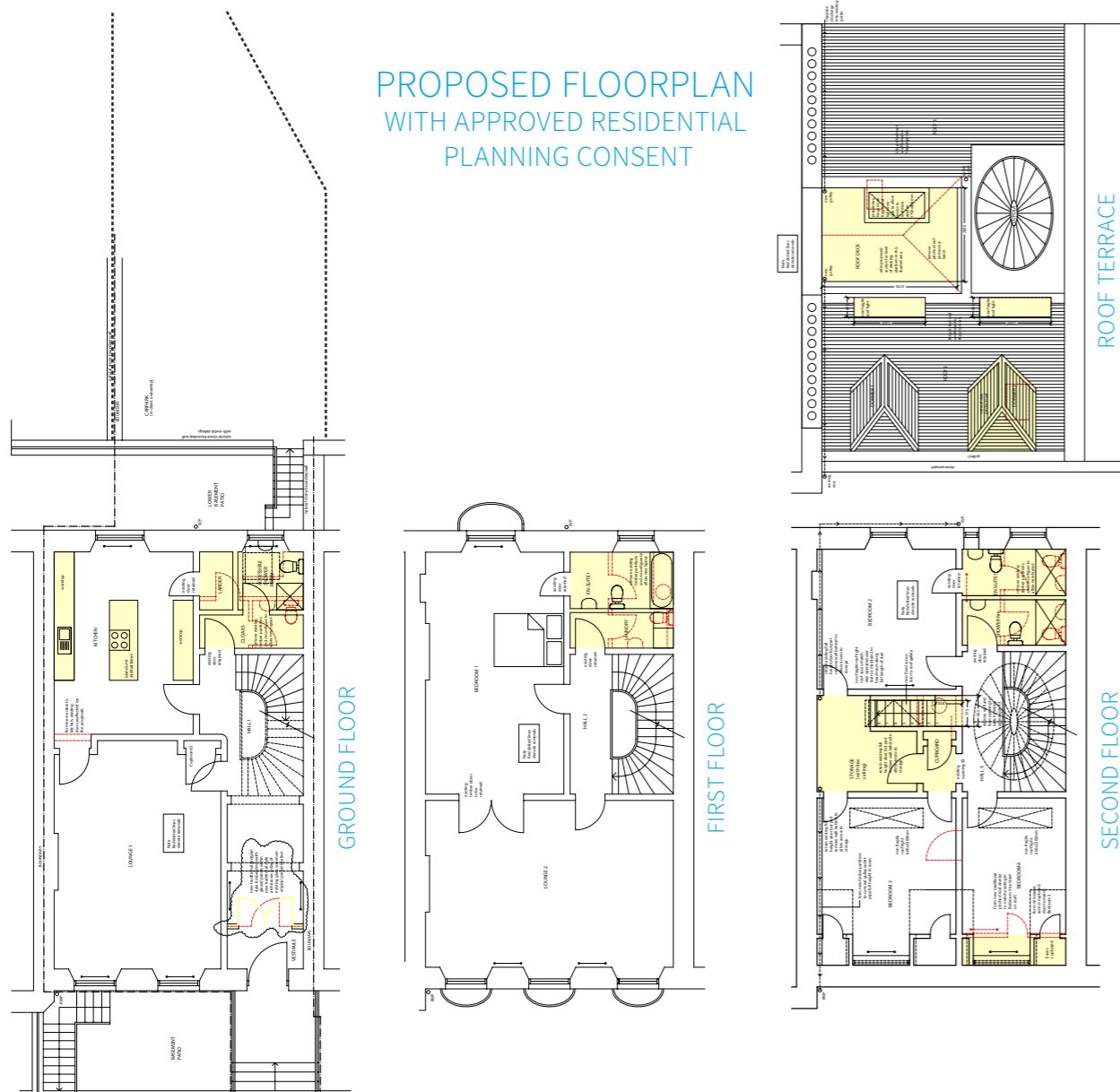
4-5

WEST END, EDINBURGH

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions.



PROPOSED FLOORPLAN WITH APPROVED RESIDENTIAL PLANNING CONSENT



6-7

18 TORPHICHEN STREET

Forming part of a beautiful row of B-listed properties on Torphichen Street, this Georgian townhouse is a unique and stunning development opportunity with approved residential plans (planning ref: 21/06545/FUL) that include a spectacular roof terrace rarely found in this part of the city.

10-18

TOWNHOUSE ARRANGED OVER THE GROUND, FIRST AND SECOND FLOORS

The townhouse itself is arranged over three floors and will comprise two large reception rooms, a dining kitchen, four double bedrooms, and three bathrooms. It also comes with two private off-street parking spaces to the rear.

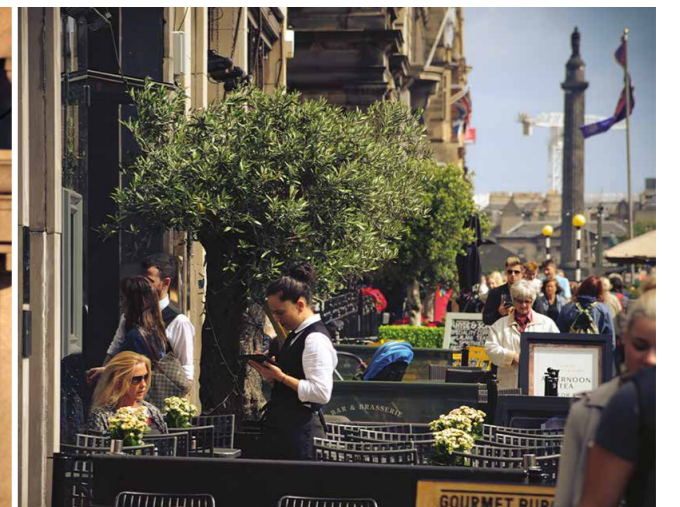
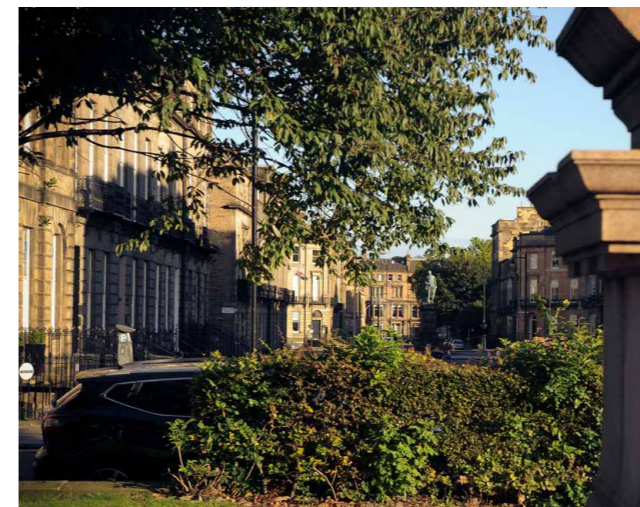
WEST END

EDINBURGH



The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques.

In addition, an exciting £350m development is well underway just minutes from Torphichen Street, designed by world-renowned architects Foster + Partners, it will upgrade and enhance the area dramatically. With well designed commercial premises and office buildings, it is cleverly organised to form a vibrant hub for both business and leisure. Within minutes, you can also opt to escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offer numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



B-LISTED GEORGIAN TERRACE

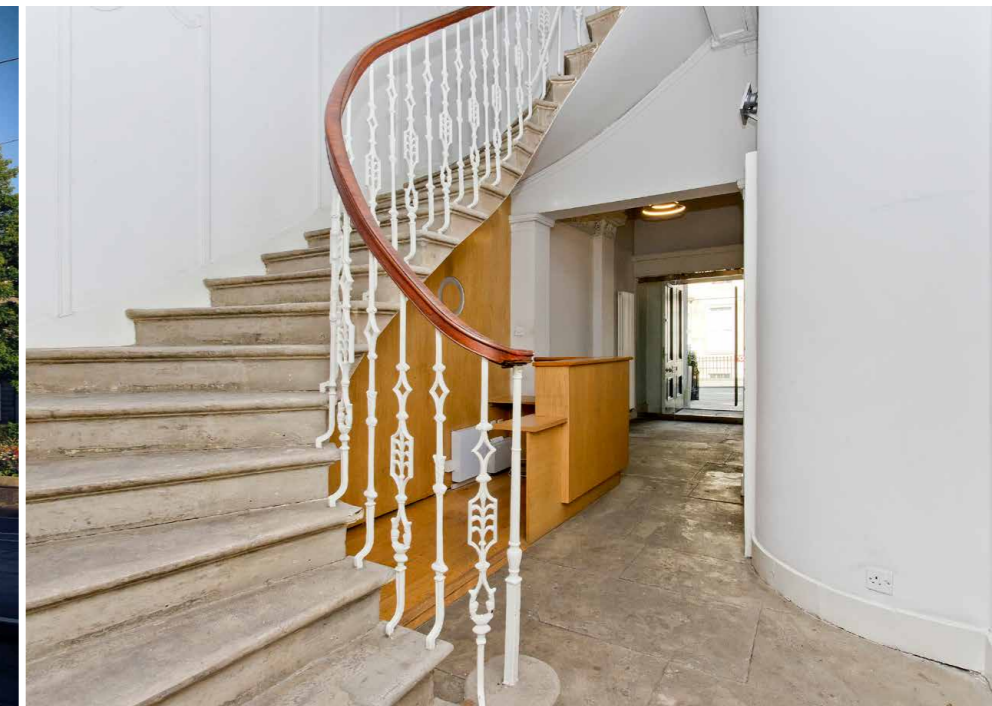
Forming part of a beautiful row of B-listed properties on Torphichen Street, this Georgian townhouse is a unique and stunning development opportunity with approved residential plans (planning ref: 21/06545/FUL) that include a spectacular roof terrace rarely found in this part of the city. Situated within the prestigious West End conservation area by the exciting new multi-million-pound Haymarket development, the exclusive property is enviably located in a high-amenity area with outstanding transport links just a stone's throw away. Multiple bus and tram services are available across the city, including direct routes to Edinburgh International Airport, in addition to nearby Haymarket train station connecting you to Glasgow, London and the rest of the UK. The townhouse itself is arranged over three floors and will comprise two large reception rooms, a dining kitchen, four double bedrooms, and three bathrooms. It also comes with two private off-street parking spaces to the rear.

FEATURES

- B-listed Georgian terrace
- In the West End conservation area
- Townhouse arranged over the ground, first and second floors
- Development opportunity with approved plans
- Planning reference: 21/06545/FUL

THE PROPERTY WILL COMPRISE:

- Private front door, entrance vestibule, and hall
- Generous living room
- Second spacious, versatile reception room
- Dining kitchen
- Four double bedrooms
- One en-suite bathroom
- One en-suite shower room
- Two additional shower rooms
- Handy laundry room
- Wonderful roof terrace
- Two private off-street parking spaces

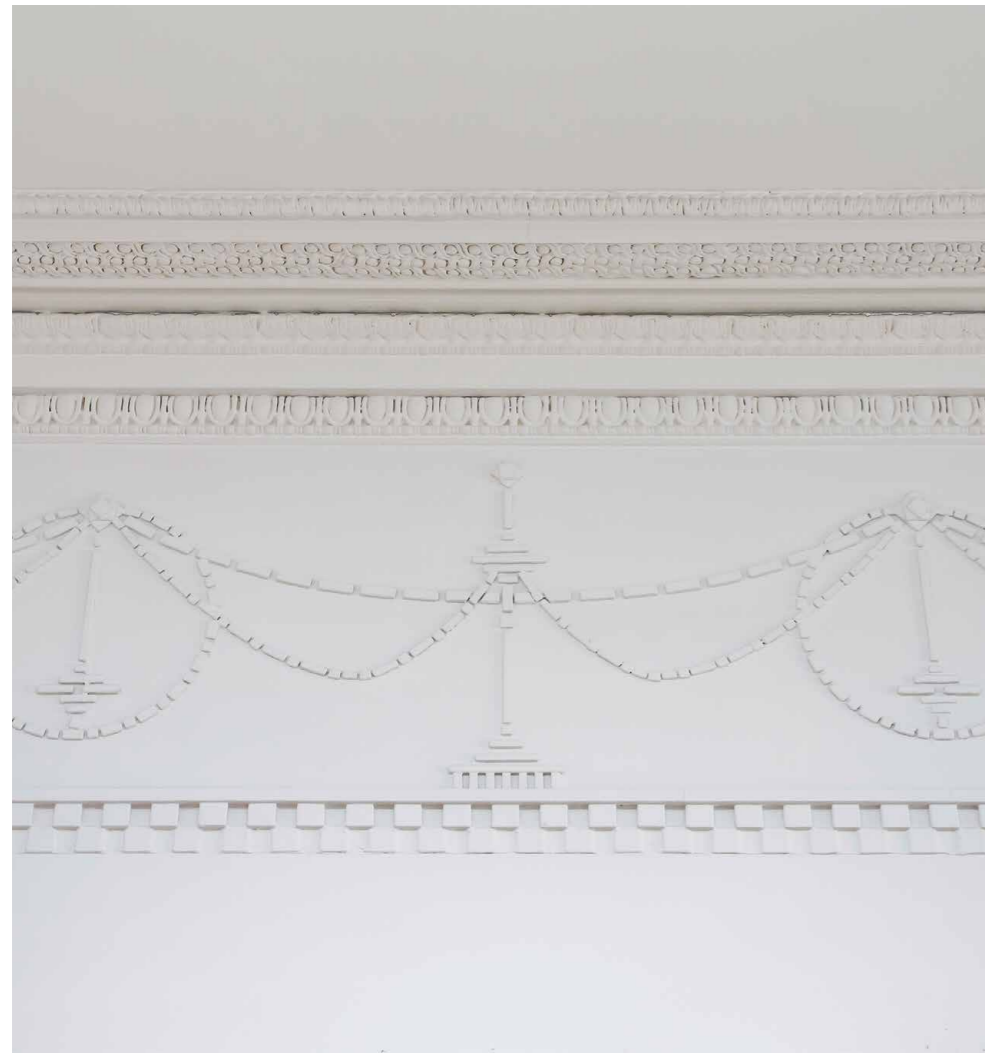
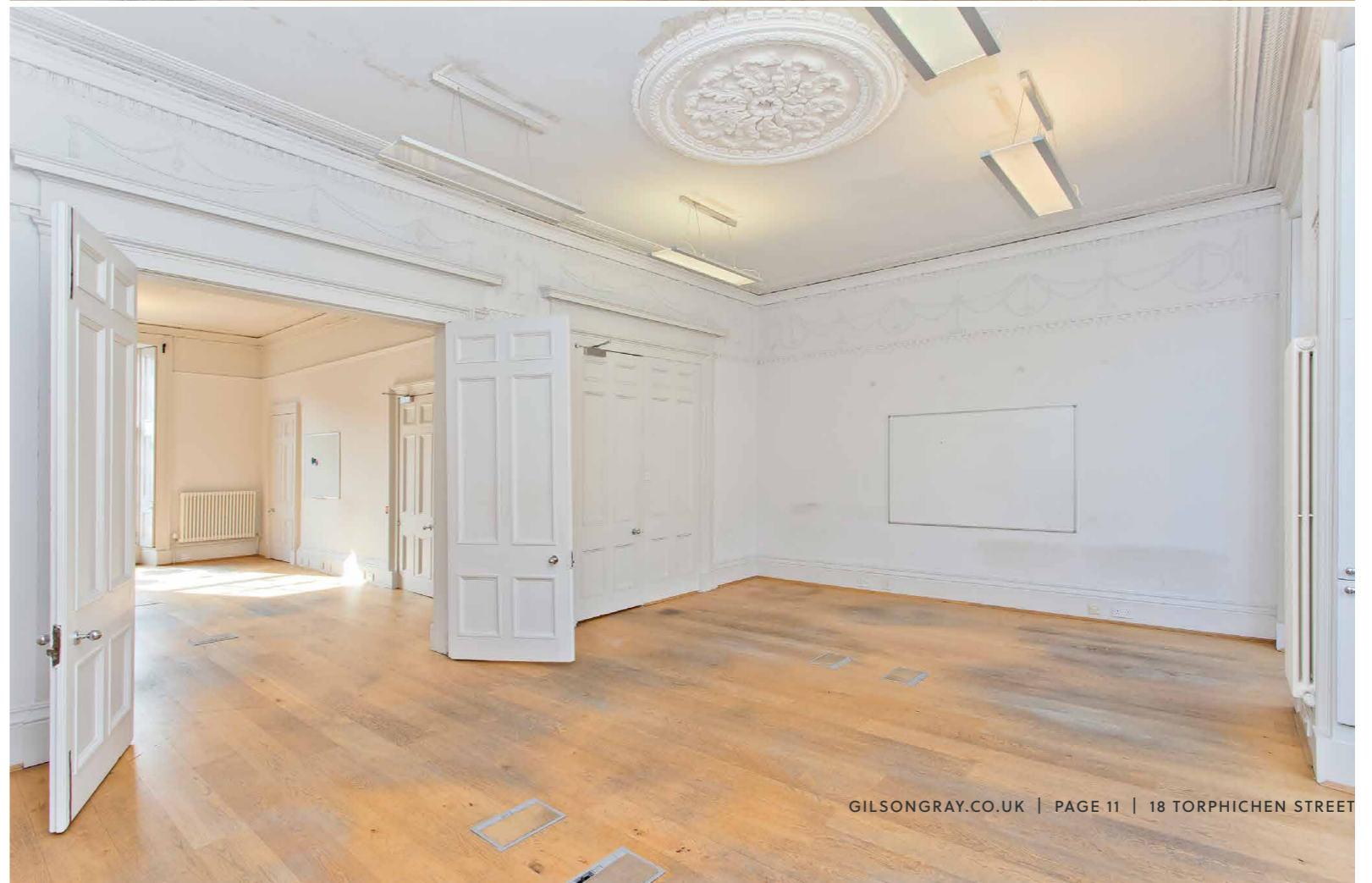


EXCEPTIONALLY BRIGHT AND SPACIOUS

The private front door at ground-floor level opens into an entrance vestibule, flowing through to a hallway which will accommodate a cloak cupboard and an accessible shower room. Leading off the hall to the left will be an exceptionally bright and spacious living room, offering a wealth of floorspace for furniture and showcasing wonderful period features. Accessed from the living room and the hall will be a large dining kitchen, with plenty of space for a choice of cabinetry and appliances, as well as a central island and a seated dining area. The kitchen will also accommodate a larder cupboard.

RECESSED SASH-AND-CASE WINDOWS WITH WORKING SHUTTERS

A staircase winds up to the first floor, where you will find a second reception room and the principal bedroom. The reception room spans the entire width of the property and is illuminated by a trio of near full-height, recessed sash-and-case windows with working shutters. The room is heightened by a fireplace, ornate cornicing and plasterwork, and a ceiling rose.



SECOND SPACIOUS VERSATILE RECEPTION ROOM





THE PRINCIPAL BEDROOM

The principal bedroom will be accessed from here via double doors and separately from the landing. The bedroom will occupy a generous footprint and will be supplemented by an en-suite bathroom. Completing the first floor is a convenient laundry room.



LANDING WITH MAGNIFICENT CUPOLA

On the second floor, a landing with a magnificent cupola affords access to the remaining three bedrooms and a shower room. The bedrooms will all offer plenty of space for furniture and the front-facing two will feature dormer windows, whilst the remaining bedroom will be accompanied by an en-suite shower room. There will also be a large store on this floor, accessed from two of the bedrooms and the landing.

The landing will also afford access to the roof terrace, which will be a magnificent outdoor space that is private to the property and a unique feature in the capital, providing an elevated vantage point (that is not overlooked) from which to admire the City of Edinburgh. The property will also be accompanied by two private off-street parking spaces to the rear. For efficiency, all of the windows have been reconditioned and had the Ventrolla brush system added. Furthermore, there are working window shutters in the main principal rooms: in the ground front, first front, and first rear accommodation.





 THE SECOND FLOOR
& PARKING





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