

# 23/5 TORPHICHEN STREET

West End, Edinburgh, EH3 8HX



**PROPERTY NAME**

23/5 Torphichen Street

**LOCATION**

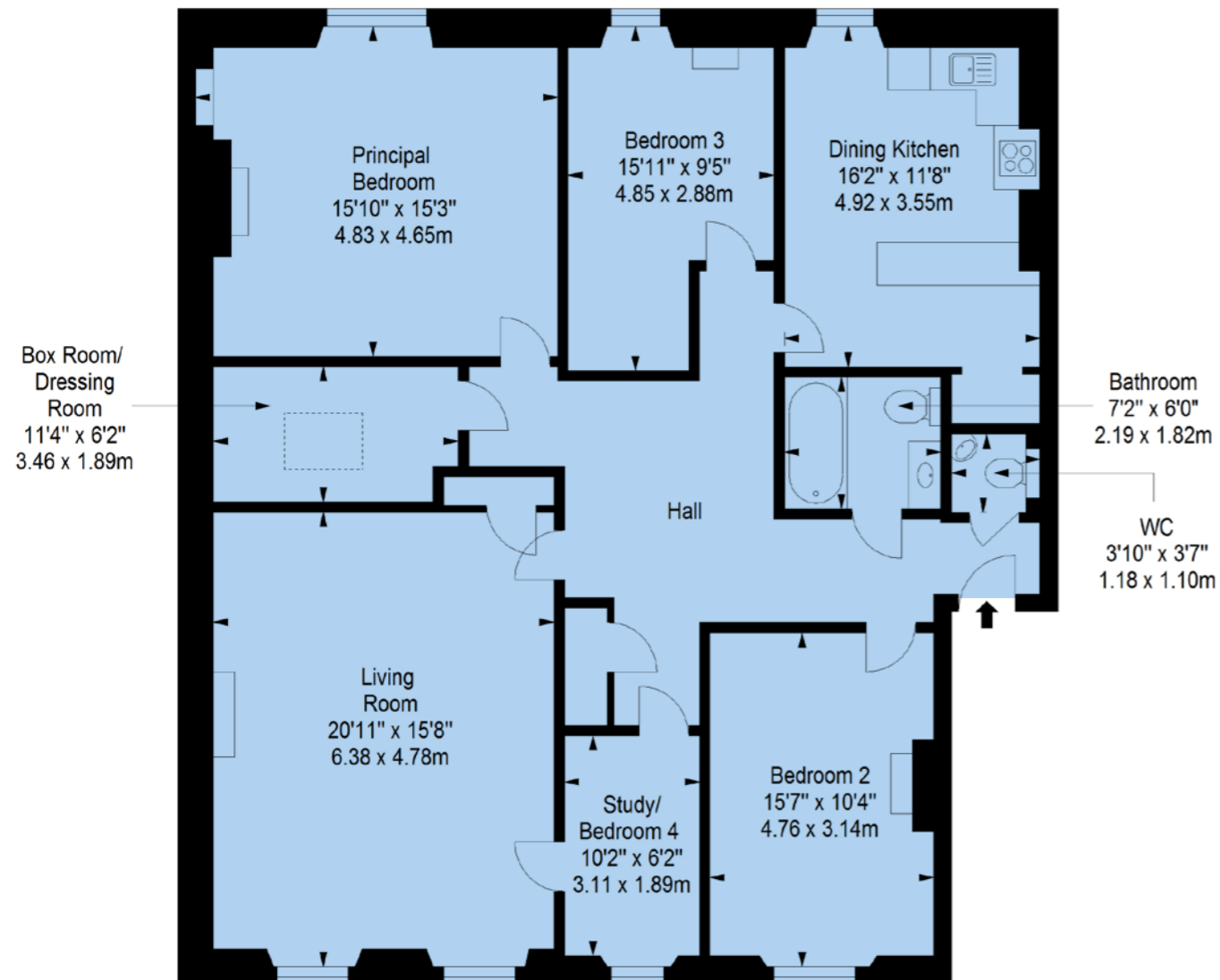
Edinburgh, EH3 8HX

**APPROXIMATE TOTAL AREA:**

141.6 sq. metres (1524.2 sq. feet)

● THIRD-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



# CONTENTS

- 08** **The entrance**  
Characterful Georgian apartment boasting one of the capital's most exclusive postcodes
- 10** **The living room**  
Bright and characterful living spaces enjoying a high-end decorative finish
- 14** **The kitchen**  
A light-filled contemporary kitchen with a good-sized dining area
- 19** **The bedrooms**  
Inviting double bedrooms with tranquil muted décor heightened by period features
- 22** **The bathrooms**  
Stylish bathroom and the convenience of a second WC washroom
- 24** **Externals & parking**  
Useful cellar storage and shared parking at rear, as well as proximity to some of the capital's most scenic spots
- 26** **The area**  
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



# WELCOME TO 23/5 Torphichen Street

Enviably situated in the heart of Edinburgh's West End, this wonderfully spacious and characterful three/four-bedroom apartment lies on the third floor of a listed Georgian tenement and benefits from versatile interiors with generous living space, a study, stylish bathroom facilities, a box room, and cellar storage. Many fine period details remain, accompanied by sophisticated décor and finishings.

## GENERAL FEATURES

Unrivalled central address in West End conservation area  
Classical B-listed Georgian tenement  
Spacious third-floor apartment with airy proportions  
Tasteful décor and beautiful original features  
EPC Rating - C | Council Tax band - E

## ACCOMMODATION FEATURES

Secure entry system  
Inviting entrance hall with storage  
Elegant south-facing living room  
Bright contemporary kitchen with social dining area  
Three double bedrooms (two rear-facing)  
Chic bathroom with shower-over-bath  
Second WC  
Versatile study/fourth bedroom  
Handy box room/dressing room  
Hive-operated gas central heating

## EXTERIOR FEATURES

Private external cellar  
Off-street communal parking area at the rear of property  
Controlled on-street parking to the front (Zone 4)  
Proximity to open green spaces



Set within a B-listed Georgian tenement in Edinburgh's West End conservation area, this remarkably spacious three/four-bedroom third-floor apartment represents a charming city residence with an enviable central address. World-class shopping and attractions lie within strolling

distance, as well as tram links to the airport and national rail services from nearby Haymarket. Occupying over 1500 square feet, the wonderfully airy and versatile interiors retain many authentic features stylishly paired with tasteful contemporary additions.



  
23/5  
TORPHICHEN  
STREET

# CHARACTERFUL GEORGIAN APARTMENT

boasting one of the capital's most exclusive postcodes



The apartment is reached via a secure communal stairway. Once inside, the character and smart decorative finish are instantly apparent in a high-ceilinged entrance hall (with built-in storage) featuring subtle dove-grey décor, intricate cornicework, and reconditioned original wooden flooring.

# BRIGHT & CHARACTERFUL LIVING SPACES



## Enjoying a high-end decorative finish

This welcoming central area flows through to a similarly decorated living room. This generous pine-floored sitting area enjoys a bright south-facing position with double shuttered windows and is focused around a striking period fireplace. Classic wall panelling, a ceiling rose, and fine cornice work adds charming ornamentation.





# LIGHT-FILLED CONTEMPORARY KITCHEN

Returning through the hall you reach a light-filled contemporary kitchen via a door with exquisite stained glass detailing. The kitchen's under-lit wood-style units are perfectly complemented by naturally-toned décor and stone wall and floor tiling. A good-sized dining area, with banquette seating set beneath a large window, creates a lovely space for relaxed social gatherings and communing with guests whilst cooking. The kitchen is equipped with a freestanding stainless-steel range cooker and an American-style fridge freezer, and a fully integrated dishwasher and washing machine.



**A good-sized  
dining area, with  
banquette seating  
creates a lovely  
space for relaxed  
social gatherings**









# INVITING DOUBLE BEDROOMS

with tranquil muted décor heightened by period features



The home's three spacious double bedrooms are presented in gentle muted tones and softly carpeted. Enchanting period fireplaces feature as well as window shutters in two rooms, including the large rear-facing principal bedroom that also boasts elegant cornicing and an open shelved Edinburgh press. Located beside the main bedroom is a skylit box room/dressing room. A bright home study, accessible from the hall and living room, could be used as a fourth bedroom if required.





## STYLISH BATHROOM

### and the convenience of a second WC washroom

Completing the interiors are a luxurious bathroom and a neighbouring additional WC, both fully tiled in neutral tones. Accessed via a door featuring beautifully patterned stained glass, the bathroom has a hidden-cistern WC, a countertop basin with under vanity storage, a P-shaped bath with an overhead shower, and the statement feature of a circular heated towel rail.

The property benefits from Hive-operated gas central heating and electric operated Velux windows in the bathroom, hallway, and walk-in cupboard. The home also has wall-mounted (hidden) power and TV points in the kitchen and all bedrooms. Plus, it benefits from ceiling-mounted speakers connected to a Sonos Bluetooth sound system in the living room, kitchen, bathroom, and three bedrooms.



## PROXIMITY TO SOME OF THE CAPITAL'S MOST SCENIC SPOTS

Externally, private cellar storage is provided. There is also an off-street communal parking area at the rear of property (accessed via a communal corridor/security gate) and controlled on-street parking to the front, which falls under Zone 4. For outdoor recreation and relaxation, a short walk away are the scenic open spaces of Dean Village along the Water of Leith and Princes Street Gardens in the shadow of Edinburgh Castle.

Extras: Included in the sale are all fitted floor and window coverings. Bespoke light fittings and integrated/freestanding appliances may be available by separate negotiation.



# 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.



The property is a stone's throw from Princes Street and George Street, and within easy reach of the St James Quarter, where all the fashionable high-street retailers, designer stores, and high-end boutiques can be enjoyed. Within minutes, you can also 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 offers 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.



# GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.