

77 GREAT KING STREET | EDINBURGH











Exceptional A listed Georgian townhouse that has been completely refurbished to create a magnificent blend of period and contemporary family living with accommodation arranged over four floors, a private south facing garden and direct access to a private double garage.



77

Great King Street  
Edinburgh









Situated in the heart of Edinburgh's renowned "New Town" and within walking distance of cosmopolitan Stockbridge.

## Accommodation

Ground Floor: Vestibule, hall, sitting room, library, utility room with WC.

First Floor: Drawing room, kitchen/dining room, snug.

Second Floor: Master bedroom with en-suite bathroom, two double bedrooms one with en suite shower room, family bathroom.

Lower Ground Floor: Two bedrooms, gym, spa, lounge, sun terrace and shower room.

### Outside Space:

Beautifully landscaped south facing garden, sun terrace off the spa/lounge, front courtyard area with four cellars and double garage accessed from Northumberland Street North West Lane.



## SITUATION

Great King Street designed by Robert Reid in 1804 forms the central avenue of the Northern New Town. It is in close proximity to the cosmopolitan district of Stockbridge, with its range of specialist shops, bars and restaurants. The Royal Botanic Garden, Inverleith Park and the Water of Leith are all within walking distance. There is a choice of excellent schools and nurseries in the local area, including: The Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St George's School. The City by-pass and bus links are all easily accessible as are Waverley and Haymarket stations and Edinburgh International Airport.

## DESCRIPTION

77 Great King Street is approached by wide stone steps to the imposing front door. This property has been designed with modern comfort and luxury very much in mind, whilst retaining many beautiful period features throughout. Such features include stunning ornate cornicing, wrought iron balustrades, Butler's trays original working shutters, marble fireplaces, curved stone staircase, original statues, ornate gothic vaulted ceiling and vaulted archways to the front vestibule. Such fine period features have been blended seamlessly with exquisite contemporary styling including; fully refurbished sash and case windows throughout, high quality smoked grey oak engineered herringbone flooring, 100% wool carpets to the hallways, bedrooms and stairs, integrated "SONOS" system and ceiling speakers to the kitchen, snug, drawing room, master bedroom and en suite, gym and spa, Cat6 cabling with media and data points throughout, integrated and wireless multi setting LED dimmer lighting, smart heating wireless system, wireless security system, "Fired Earth" sanitary wear and tiling, underfloor heating to the bathrooms and spa.







“Sculleries of Stockbridge” have provided much of the hand painted carpentry wear which includes; the kitchen, cinema unit in the drawing room and utility room. There are also “Chesney” real wood burning stoves to the ground and first floor drawing rooms. The finest example of total luxury living is the installation of a magnificent Spa, featuring glass fronted sauna, emotional shower and corian steam room, fully integrated with music control and LED lighting, together with a “Jacuzzi” whirlpool tub with Italian polished porcelain tiled floor.

The vaulted vestibule flows directly into the spacious and light hallway which is flooded with light from the beautiful cupola above and creates a wonderful first impression to the house. To the front lies the stunning sitting room with grand fireplace which frames the wood burning stove creating the perfect focal point to this grand room. To the rear lies the library with bow wall and wood panelling which looks over the south facing garden. Completing the ground floor accommodation is the spacious “Sculleries of Stockbridge” utility room which has been concealed behind doors with “Miele” drier, “Samsung” washing machine and sink with hot tap. There is also a WC and wash hand basin.

The curved stone staircase sweeps up to the first floor and to the front of the house where the beautiful formal drawing room lies. With three floor to ceiling sash and case astragal windows, each with working shutters, this room is the perfect space for entertaining or simply relaxing and enjoying a film. The hand painted walnut cinema unit houses the integrated and cleverly concealed surround sound speakers, a remote controlled cinema screen and projector.

To the rear the south facing dining room/kitchen is flooded with light and offers further stylish entertaining space with a more informal snug just off. The hand painted walnut kitchen with leathered granite worktops, smoked grey mirror splashback, eight burner gas stove with two ovens by “Ilve”, “Meile” combination oven, plate

warmer, built in coffee machine, dishwasher and stainless steel “Fisher & Paykal” larder fridge freezer the double “Belfast” sink with hot tap and hand spray, completes this beautiful kitchen.

The sweeping stairs continue to the second floor where the stunning master bedroom with deluxe en suite enjoys a quiet, sunny aspect. The en suite features a claw foot roll top free standing bath, his and hers drench showers, his and hers wash hand basins, heated mirrors and WC, all complimented by marble tiled flooring and underfloor heating. To the front lie two further double bedrooms, one with en suite shower room. The family bathroom with tiled surround completes the second floor accommodation.

Stairs leading down from the reception hall lead to the lower ground floor which has undergone a total transformation to create a gym with adjoining spa which has been fitted to the highest specification. Adjacent to the spa is a lounge area and a small sun terrace complete with mood lighting (there is planning permission to convert this area into a bar or swimming pool). Two further bedrooms and a shower room complete the lower ground floor accommodation.

The hallway leads to the garden level entrance out to a courtyard area which has been newly paved with attractive stone paving. There is also access to four under pavement cellars.

Outside to the rear is the designer landscaped south facing garden with feature mood lighting which is integrated to the house lighting system. The garden is an ideal area for outside entertaining and al fresco dining. Access to the double mews garage is also obtained from the garden. The garage is fitted with lighting, high specification German electric garage door, rendered walls and new grey mono block floor for easy drive in. There is also CCTV available.









Overall this magnificent house offers a beautiful lifestyle effortlessly blending old with new. This property would suit those looking for a stylish way of life in the heart of Edinburgh's historic and renowned New Town. The house offers flexible accommodation over four floors and would also make for the perfect family home.

#### General Remarks

#### Fixtures and Fittings:

All light fixtures and fittings and fitted carpets are included within the sale price.

#### Services:

Mains water, mains drainage, gas, electricity, and telephone (subject to BT regulations).

#### Postcode

EH3 6RN

#### Outgoings:

Council Tax Band Category G

#### EPC:

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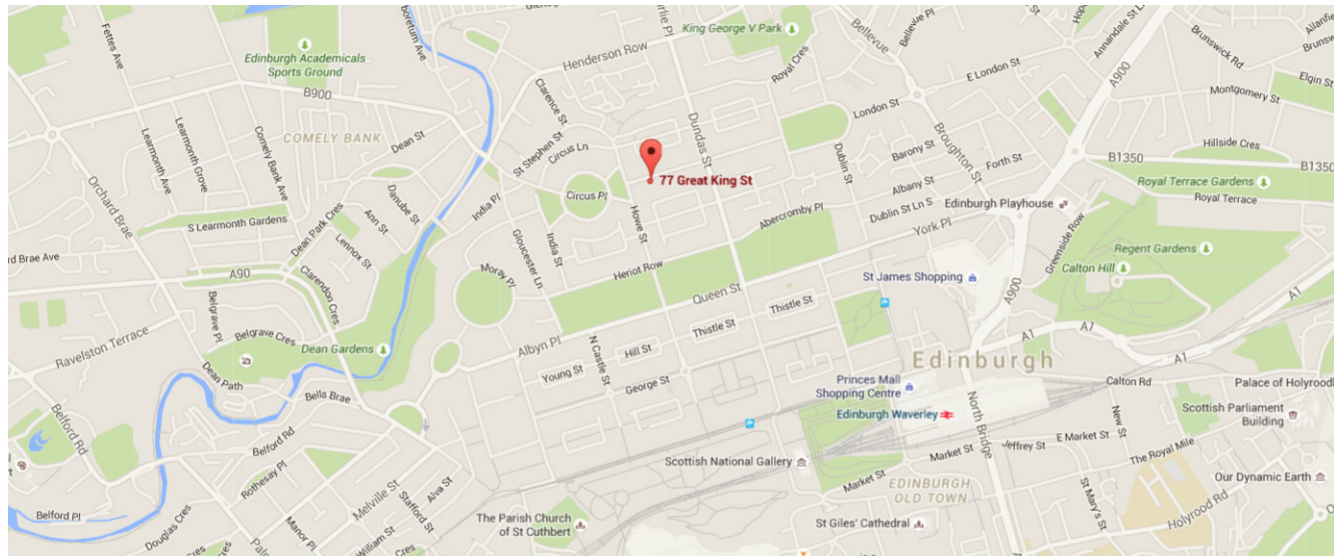
#### Viewing:

By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh, EH3 6DH Tel: 0131 220 4160.

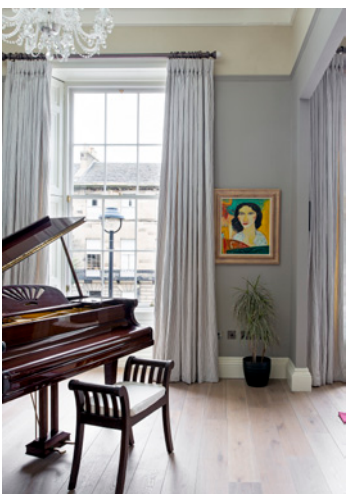
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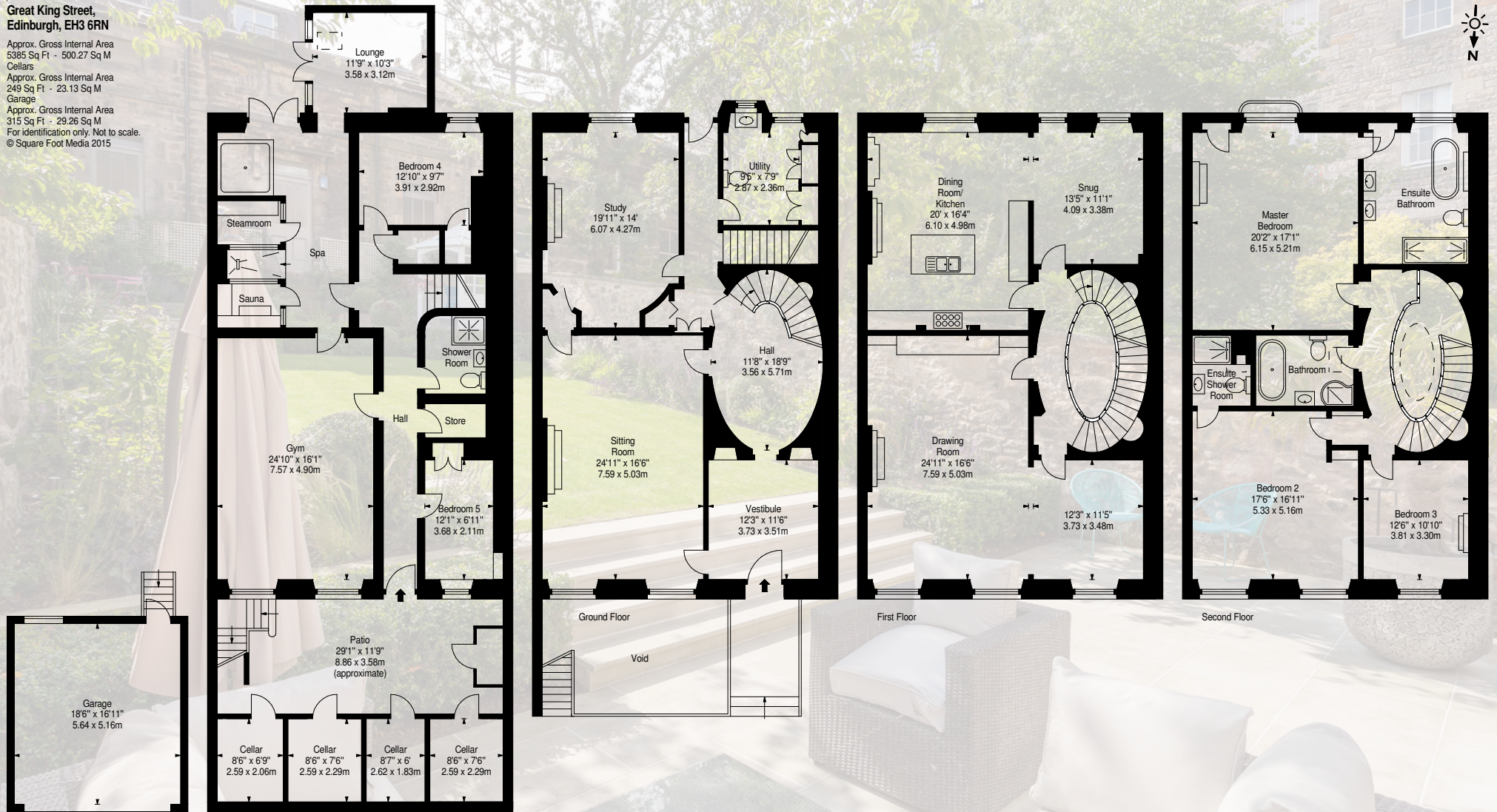






**Great King Street,  
Edinburgh, EH3 6RN**

Approx. Gross Internal Area  
5385 Sq Ft - 500.27 Sq M  
Cellars  
Approx. Gross Internal Area  
249 Sq Ft - 23.13 Sq M  
Garage  
Approx. Gross Internal Area  
315 Sq Ft - 29.26 Sq M  
For identification only. Not to scale.  
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Street Level

Lower Ground Floor

First Floor

Second Floor





**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160  
mail@rettie.co.uk

[www.rettie.co.uk](http://www.rettie.co.uk)

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