15 Moray Place
New Town, Edinburgh, EH3 6DT

Superb south facing ground and first floor duplex property within an ‘A’ Listed Georgian building in a prime New Town address.

Hall • Drawing room • Dining room • Dining kitchen
Four double bedrooms/two with en-suite facilities • A balcony, the entire width of the property affording a north westerly aspect over the Dean Valley • Family bathroom
Ground floor WC and cloakroom
Permit parking • Access to Gardens of Lord Moray’s Feu

SITUATION
Moray Place is one of Edinburgh’s most prestigious locations situated in the heart of the historic New Town district. The property benefits from all the rewards of city centre living, with many of the city’s galleries, museums and theatres situated within a comfortable distance of Moray Place. The financial district and boutiques and restaurants of the West End provide a mix of work and leisure in the area, whilst the shops of George Street and Princes Street are less than a quarter of a mile away. A walk along the Water of Leith can lead either to the Dean Gallery, Stockbridge, Inverleith Park or the Royal Botanical Garden. The nearest tram stop is at Shandwick Place, whilst Waverley Station is approximately one mile away. For those wanting to travel beyond the city, Queensferry Road provides links to the M8, M9, Forth Road Bridge and Edinburgh International Airport. In addition to the many shops available in the immediate locality and George Street, there is a Waitrose supermarket further afield at Comely Bank and a wider range of superstores at Craigleith Retail Park.

DESCRIPTION
This magnificently refurbished duplex property has been painstakingly restored by the current owner with meticulous attention to detail. Of particular note is the generously proportioned drawing room with its intricate cornice, elaborate fireplace and south facing twin windows which look to Moray Place Gardens and are complete with working shutters. An equally splendid formal dining room lies to the rear of the property and features a most impressive original fireplace which incorporates a wood burning stove. This room boasts a rarely seen ornate Georgian ceiling moulding which covers the entire ceiling,
twin windows in this room afford an ever changing north westerly aspect, which in winter and early spring includes much of the Dean Valley and beyond.

A bright modern fitted dining kitchen is located adjacent to the dining room that has ample stylish units which are complemented by polished granite worktops and incorporate a stainless steel Belfast sink. A delightful window seat is fitted into one of the two twin windows in this room and affords both storage and pleasant views to the North West, similar to that of the dining room. The integrated appliances within the kitchen, which include a dishwasher and washer/drier will form part of the sale, as will the free standing "Rangemaster" wine cooler, cooker and the wall mounted vented cooker hood.

The wide hallway on the ground floor which has marble tiles leads to the convenient ground floor WC and cloakroom, whilst the hand crafted oak staircase gives access to the bedroom accommodation on the first floor and family bathroom on the mezzanine level above.

The first of the four bedrooms on this level is situated to the front of the property and has enviable southerly views over Moray Place Gardens from its full length windows. This is a wonderful example of classic Georgian architecture with its abundance of period features which include high ceilings, a detailed cornice and an elegant white marble fireplace. Across the hall from this room is a second double bedroom that enjoys similar views and is currently being used as a study, it features a charming and attractively tiled fireplace.

Two further bedrooms are located to the rear of this floor. The master of the two is a splendid, spacious room with a most unusual white marble fireplace, an ornate cornice and twin full length windows that include an
opening glazed door leading to the north westerly balcony, running the 
entire width of the property. Views can be enjoyed all year round from 
this balcony over the Dean Valley to the Hills of Fife beyond. An en-suite 
shower room lies off this bedroom. The second bedroom is an elegant 
room, with a bowed wall, detailed cornice and yet another beautifully 
restored original fireplace, completed by an en-suite bathroom that 
includes a roll top bath.

This property is a rare example of such an abundance of fine Georgian 
architectural detail presented in pristine order. The appeal of such a 
home will be wide, and no doubt include professional couples and 
families from home and abroad seeking a premium address.

GARDEN
Access to Gardens of Lord Moray’s Feu upon payment of an annual fee.

EXTRAS
The property is being sold with fitted flooring and appliances as listed in 
the kitchen description. Some other items may be available by separate 
negotiation.

PARKING
Permit parking is available on Moray Place and surrounding streets under 
Zone 1A.

COUNCIL TAX
Band H

ENERGY RATING
Band D

VIEWING
By appointment with D.J. Alexander Legal, 1 Wemyss Place, EH3 6DH.
Telephone 0131 652 7313 or email

IMPORTANT NOTICE
1. Interested parties are advised to request their own solicitor to note 
interest with D.J. Alexander Legal as soon as possible.
2. The seller shall not be bound to accept the highest or, indeed any 
offer.
3. These particulars do not form any part of any contract. Whilst every 
effort has been made to ensure the accuracy of the particulars; the 
statements or plans contained herein are not guaranteed nor to scale.
4. Measurements have been taken by sonic device at the widest point 
and are approximate.
5. Services and appliances have not been tested for efficiency or safety. 
No warranties are given as to the compliance with any regulations. 
Interested purchasers should satisfy themselves with regard to these 
matters.
Important Notice:
1. These particulars do not form part of an offer or a contract of sale.
2. All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer.