



Botanic Mansions
27 Inverleith Row, Inverleith, Edinburgh

D.J.ALEXANDER





Exclusive development of a Georgian “B” listed building which now comprises two Town Houses and two Garden Flats each with private garden or patio within prime location



Situation

The property is located within the ever popular Inverleith district of Edinburgh, which lies a short distance to the North of the city centre. The area boasts an array of amenities that include a number of good local shops, whilst nearby Stockbridge provides further amenities and supermarket shopping is available on Ferry Road. Schools found locally include Fettes College and Edinburgh Academy Junior School. Flora Stevenson primary School, Edinburgh Academy, Stewart's Melville, Mary Erskine and St George's School for girls are all within approximately one and half miles of the property. The numerous historic and cultural attractions of Edinburgh's city centre can be enjoyed either on a short bus journey from Inverleith Row or by a mile and a quarter walk or car drive. Recreational facilities in the locale include the wonderful Botanic Garden which the property overlooks, Inverleith Park and walks along the Water of Leith, together with swimming at Glenogle pool in Stockbridge.

Description

This former hotel has been sympathetically developed to create two superb town houses and two garden flats all with private outside space. The original features have been retained and enhanced whereby the town houses have some wonderful cornice detail and westerly views to the Royal Botanic Garden's magnificent Victorian "A" listed Palm House glasshouse. 27 Inverleith Row has imposing central Grecian style pillars which flank the entrance to one of the town houses and are a fine example of the architecture which lies within. Features of note include bay windows, ornate archways, moulded ceiling panels, friezes, astragal windows to the front of the property, some working shutters and a large cupola in the one of the town houses.

The entire property has been refurbished to include a renewed roof, new windows, new electrics, plumbing, flooring and damp proof course to the garden flats.

The specification which one of the town houses is completed to includes, oak flooring, skirting, facings, doors and a solid oak hand made staircase, marble skirting and architraves to the drawing room, Pogen Pol kitchen with integrated appliances namely "Siemens" dish washer, induction hob, fridge freezer, wine cooler, coffee maker and washing machine. The flooring is a combination of solid oak flooring with marble inlays and 80/20 wool mix carpets. There is CAT 5 cabling, an integrated music and in-house cinema system, mood lighting and high quality light fittings. High quality "Roca" roll top bath and remaining bathroom fittings are Italian in origin. In addition, the master bedroom has a power shower and LED lighting.



The remaining units can be bespoke to suit a purchaser's requirements, however the prices currently advertised reflect a minimum of oak flooring to public rooms, timber skirting, facings and doors, a modern fitted kitchen with integrated appliances to include fridge freezer, washing machine, gas hob, electric oven and dish washer. Fitted 80/20 wool mix carpeting to bedrooms.

External

There is a sizeable established south west facing rear garden which is split equally between the two town houses, thereby giving each a private garden with wall and hedge boundaries. Sun trap west facing enclosed patios pertain to the garden flats. A communal front garden is laid to lawn with partial railed perimeter.

Services

Mains water, gas, electricity and gas central heating.

Viewing

By appointment telephone **0131 652 7313** or email propertysales@djalexander.co.uk.

IMPORTANT NOTICE

All photos within this brochure relate to the town house unit 3 only. Please be aware plans shown may be subject to change.

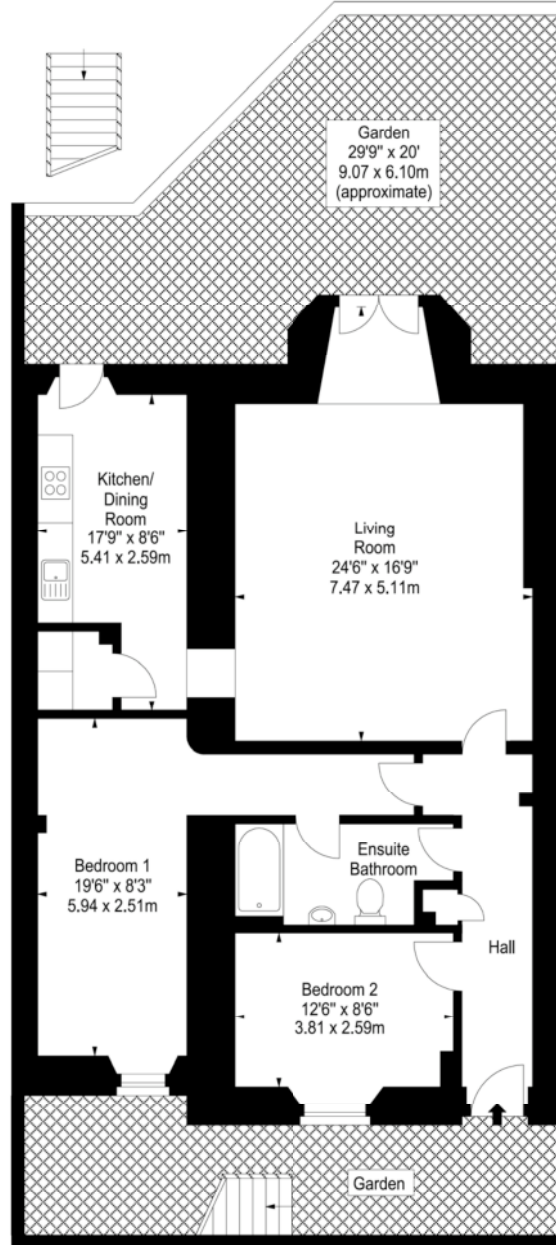
Reservation fee

A fee is due to reserve each unit and this will be at the discretion of the owner.

Missives

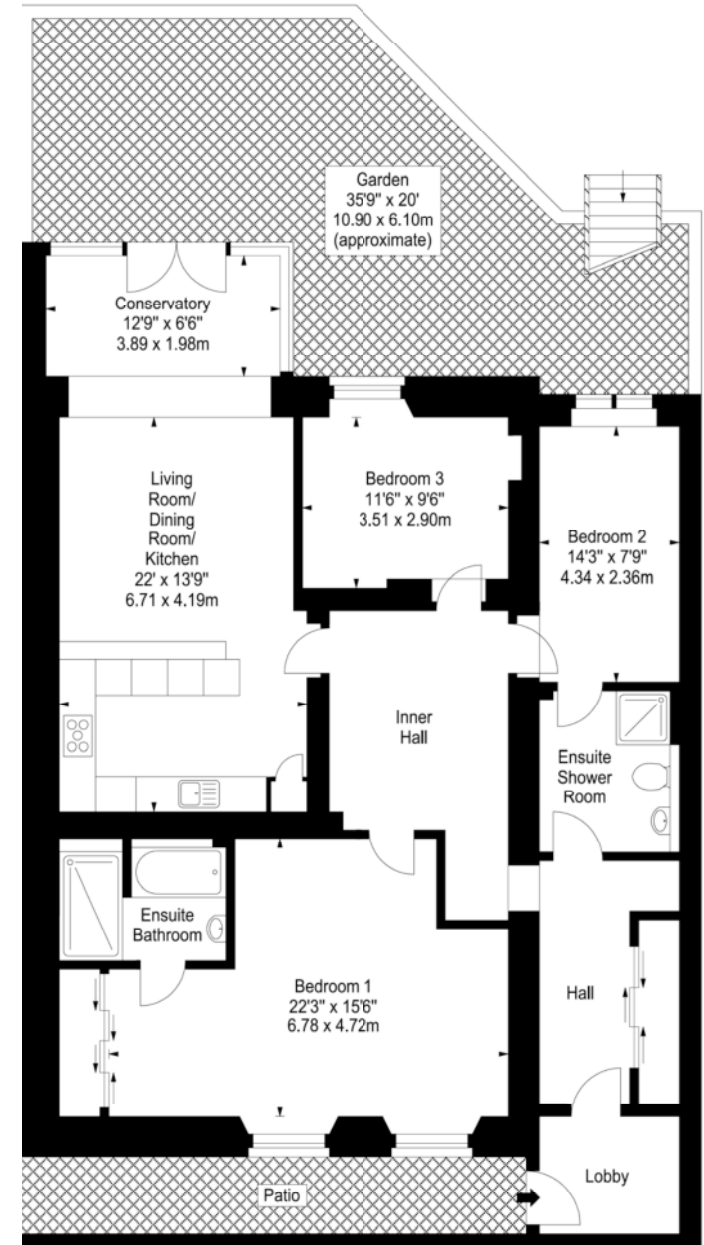
Missives must be concluded within 28 days of a reservation being made and a 10% sum is payable on conclusion prior to final settlement.

Garden Flat - Unit 1
Inverleith Row,
Approx. Gross Internal Area
1129 Sq Ft - 104.88 Sq M



Lower Ground Floor

Garden Flat - Unit 2
Inverleith Row,
Approx. Gross Internal Area
1521 Sq Ft - 141.30 Sq M



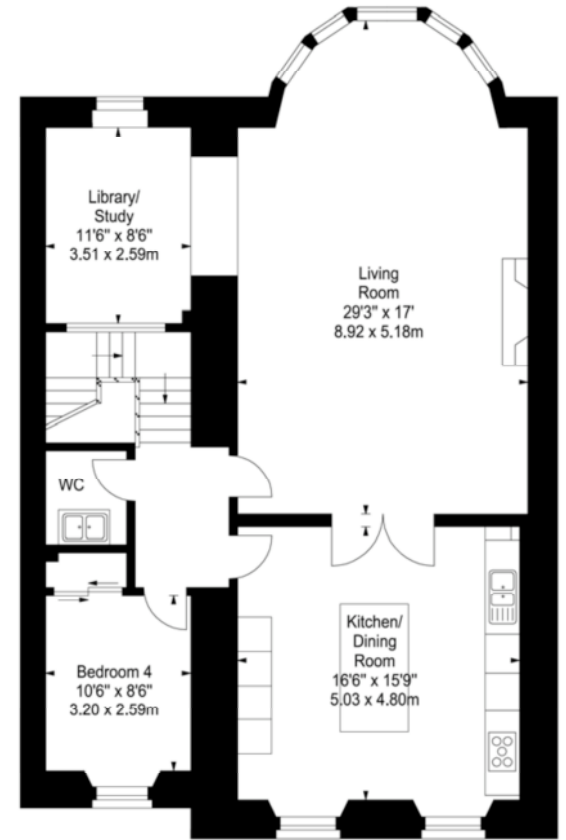
Lower Ground Floor



Town House - Unit 3
 Inverleith Row,
 Approx. Gross Internal Area
 2452 Sq Ft - 227.79 Sq M

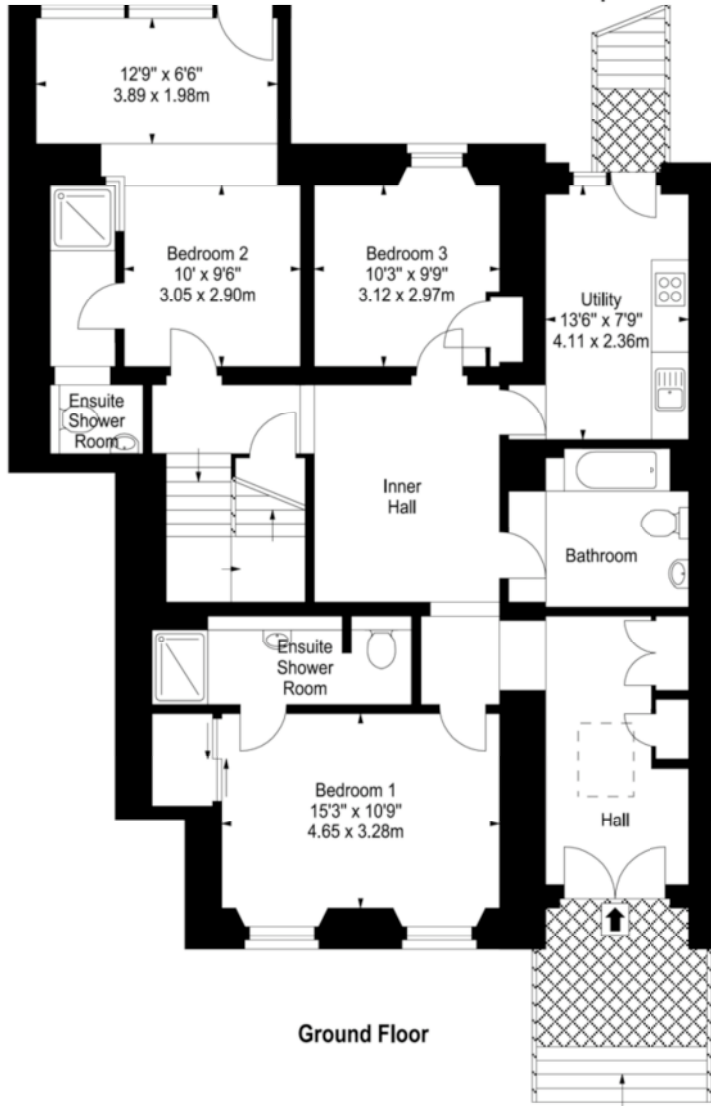


Ground Floor

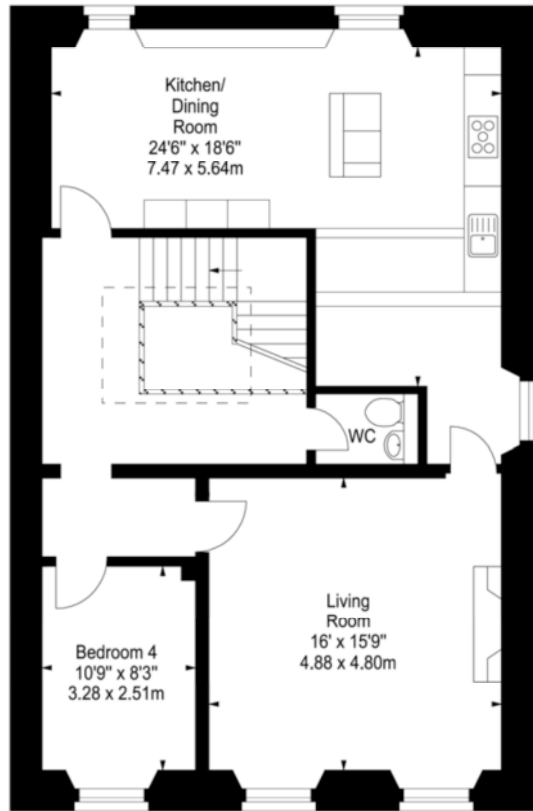


First Floor

Town House - Unit 4
 Inverleith Row,
 Approx. Gross Internal Area
 2292 Sq Ft - 212.93 Sq M



Ground Floor



First Floor





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Important Notice:

1. Interested parties are advised to request their own solicitor to note interest with D.J. Alexander 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 particulars accuracy, 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.