

**GILSON GRAY**

LAW • PROPERTY • FINANCE

10A ST COLME STREET

New Town, Edinburgh, EH3 6AA

## 10A ST COLME STREET

Occupying the lower ground floor of a prominent, A-listed Georgian townhouse in the exclusive New Town, designed by renowned Scottish architect James Gillespie Graham, this is an excellent development opportunity to transform a commercial property, previously used as offices, into a fantastic main-door flat with an unrivalled city centre location.

Currently setup as a commercial office, this main door flat has two private entrances, one opening at ground level and the other accessed via a small flight of stone steps and a private courtyard. The latter entrance of the lower ground property opens into an L-shaped hall with a walk-in store and a deep cupboard, as well as a handy WC. What captures the eye immediately is the exceptionally high (3.7m) ceiling – a desirable trait that runs throughout the property for an airy atmosphere and a greater sense of space. The hall also has access to an internal staircase leading to the ground floor. Directly to the right is the first office, which occupies a generous footprint and a bright south-facing aspect. It is fronted by two classic 12-pane sash and case windows for an abundance of warm afternoon sun and it retains additional period features too, including traditional window shutters, attractive cornice work, and a neat picture rail. It also provides a built-in store, adding to the room's excellent potential as a main bedroom. A second office at the far end of the hall has equally generous proportions and period details. It is fronted by a charming bay window that allows natural light to flood in and houses three shelved recesses for display storage. Furthermore it opens to an outside shared, rear courtyard – ideal for those planning to use it as a living room. Next door, the kitchen is framed by a large sash window, fitted with modern cabinetry in white and contrasting coffee-toned worktops. A ceramic hob, oven, and microwave are integrated into the design. Completing the accommodation is a south-facing meeting room with spacious dimensions and a built-in cupboard. The property has an efficient gas central heating system and retains original sash-and-case windows.

Externally, the courtyard provides a nice space to relax outdoors and several, large under-street cellars, which come with power and lighting, for additional storage. Controlled parking on Colme Street falls under Zone 1A.

Note: The property is subject to Lord Moray's Pleasure Grounds, allowing access to the scenic gardens for an annual maintenance fee.



EPC RATING:

TBC

COUNCIL TAX BAND:

TBC

## VIEWING

By appointment with Gilson Gray on 0131 516 5366.


  
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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## NORTH BERWICK

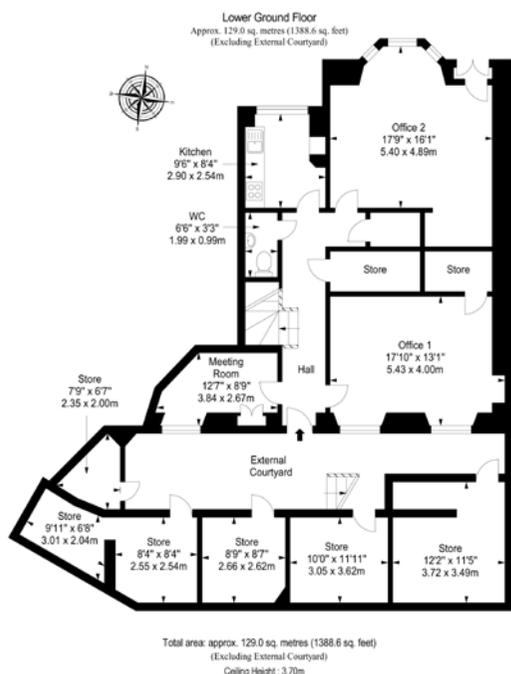
33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 549 321

## AREA

Situated within the New Town conservation area, St Colme Street enjoys a prime location in one of Edinburgh's most prestigious postcodes. Its excellent situation affords residents unfettered access to the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, Jenners and Multrees Walk at St. Andrew Square, while Princes Street is lined with all the top name high-street retailers. Nearby Broughton Street and Stockbridge both promise a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art (1&2) and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Garden are both only a short walk away. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are within walking distance of the property. The New Town provides an abundance of public transport services for commuting to any part of the city or other parts of the country. The newly completed tram line runs from nearby York Place all the way to the airport. There are also more than 35 bus routes departing from the area, and Waverley Station is within walking distance.



## FEATURES

- Lower ground floor commercial property
- Excellent development opportunity
- Prominent A-listed Georgian building
- Unrivalled city centre location, New Town
- Wealth of beautiful period features
- Exceptionally high (3.7m) ceiling
- Private main door entrance & alternative entrance
- Two generously-proportioned offices
- Spacious, south-facing meeting room
- Modern fitted kitchen
- WC & excellent built-in storage
- Private courtyard with several under-street cellars
- GCH & traditional sash & case windows



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