
18 INDIA STREET



One of a handful of full townhouses remaining on India Street, a UNESCO world heritage site, number 18 has been *gloriously restored and modernised* with a blend of subtle opulence and contemporary flare

18 INDIA STREET

Edinburgh, EH3 6EZ

18 India Street is an exquisite, meticulously presented, fully restored and refurbished four-storey townhouse with mews double garage. The house is arguably one of its kind, situated on a distinguished wide cobbled street in the heart of the Edinburgh New Town, once famed as the only road in the city where a horse and carriage could make a U-turn. This 6,678 square foot, A-listed Georgian property is second to none offering the epitome of modern Edinburgh living. Having undergone a three year long 'labour of love' restoration to preserve and enhance this UNESCO world heritage site property whilst upgrading for convenient modern living, this bespoke family home has been extensively, yet sympathetically, refurbished by the current owners incorporating soundproofing, heritage double-glazed and thermal windows, insulation and energy efficient heating and lighting systems as well as state of the art security and technology schemes, to name a few (in depth analysis of these upgrades can be found in the tech summary below). The property offers the best of both worlds effortlessly melding a wealth of period features in its spectacular high ceilings, decorative ceiling plasterwork, upgraded cupola, ornate fireplaces, butlers' trays, and traditional shutters with all modern luxuries.





Arranged over four levels plus loft space, the property offers spacious and versatile family accommodation including seven double bedrooms, three public rooms, five luxurious bathrooms and 744 square foot attic comprising a playroom and a Bedouin-style tent cinema room. On the lower ground floor, the current owners have created a 3-bedroom self-contained, sub divisible apartment, incorporating a sense of continuity with the design of the 'main house'. The property further benefits from a south-west facing garden bathed in light, three lined under-pavement cellars, and heated double garage with power and water (vehicular access through Gloucester Lane). Further details can be obtained in the property's summary of accommodation below.

This 'A' listed area of the New Town looks very much the same as when it was built, a complete Georgian townscape which is designated a UNESCO world heritage site due to its architectural importance. George Street and Princes Street, along with several historic and cultural attractions of Edinburgh's city centre are only a few minutes' walk away, whilst the neighbouring area of Stockbridge is a vibrant hub with excellent amenities such as galleries, bars, restaurants, coffee shops and a street food market. Ample green space surrounds the area with parks, cycle paths and private residents parks.



Of particular mention

- All flooring is by award-winning Strathearn Flooring, including entrance vestibule and kitchen of fossil limestone flagstones and petrified French oak flooring to master bedroom, remaining floors are 260mm Chambard Limousin solid oak
- Bespoke Timorous Beasties wallpaper and Catchpole and Rye copper and nickel bath in master bedroom
- Bespoke cabinetry throughout kitchens, butler's pantry, study and bedrooms including a hidden kitchen utility room
- Heritage double-glazed acoustic & thermal windows throughout (argon filled to avoid artwork discolouration)
- Ornate Adams style marble fireplace in the drawing room

- 18 India Street won gold in the FIS national awards for its decorative historical cornice and plasterwork against notable entries including Rowan Atkinson's newly refurbished home in London.
- Fully tanked attic plantroom
- Thermal insulation combined under-floor heating & Acoustic floor insulation sound proofing to STC 60
- The property benefits from Full "Control4" Home Automation, allowing intelligent smart-home control via wall mounted touch screen 10" tablets and via phone-based single app allowing the user to control home technology whilst in the building or away from home. Control4 system allows seamless control of:
- Individual room climate control for heating and water

- Multi room audio streaming (Apple & Sonos)
- Fire & intruder system (monitoring & control)
- Security camera control (Local & Cloud)
- Smart lighting (Rako)
- External door and garage (Intercom system)
- Remote door access control (inc. garage)
- Cinema control with 4K in-house (Movie server)
- TVs & surround sound
- Energy monitoring
- Unifi Security Gateway/Firewall & Wifi 7 throughout.
- Residents are eligible for membership of both India Street Gardens and Queen Street Gardens West subject to a modest annual fee.





Summary of Accommodation

Ground Floor

Traditional arched transom entrance vestibule with elegant Strathearn flagstone flooring complimenting the reinstated iron handrail and sandstone columns

Bow-Ended Sitting Room with flame-effect gas fire, bespoke stone surround, reclaimed oak flooring, Edinburgh Press, & fully restored traditional shutters.

Bespoke fully equipped kitchen offering custom made cabinetry by Studio Carpentry, high specification integrated Samsung/Smeg appliances double Belfast sink, large Silestone breakfasting island, larder cupboard, hidden utility room, pantry cupboard, boot boom area.

Hallway storage cupboard hosting electrics









First Floor

Exquisite drawing room affording award winning intricate cornicing and plasterwork by David Fisher & Sons, painted in Zoffany Fig Grey. Gas fire & intricate marble surround, traditional shutters

Fully equipped butler's bar built into a void between the drawing room and dining room comprising wine storage, built in fridge and dishwasher drawer

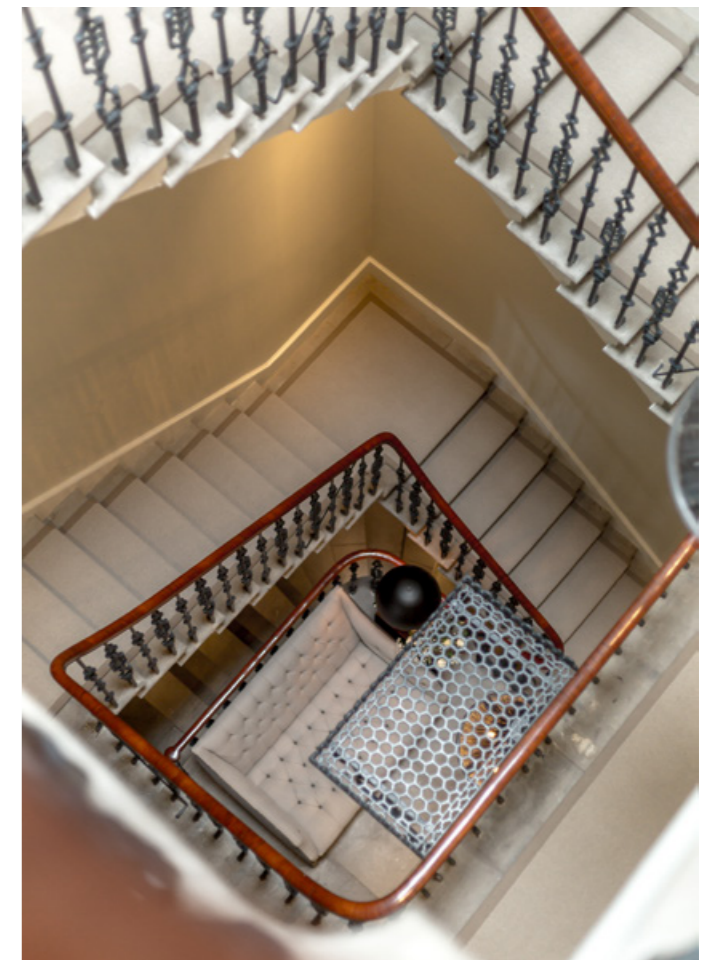
Double doors opening into dining room, painted in Zoffany Fig Grey. Gas fire & ornate marble surround, pendant Elipson speakers

Guest double bedroom accessed via glass balustrade with wallpaper by Phillip Jeffries, & sliding mirrored door to ensuite shower room

Hidden WC with bespoke nickel Catchpole & Rye WC and Pierre Frey cupid wallcovering

First Floor Half-Landing

Study benefitting from bespoke cabinetry affording ample storage, hidden printer storage, built-in filing cabinets with Farrow & Ball's Mahogany paintwork, and designer Ralph Lauren Croc wallpaper. Bespoke shadow-gap ceiling map of Edinburgh's historic New Town







Second Floor

Principal Bedroom Suite, state of the art Studio Carpentry fitted wardrobes with special glass-fronted display cabinet, felt-lined drawers and hand painted wallpaper by Timorous Beasties. Showstopping free standing copper bath by Catchpole & Rye, fitted Bose speakers, Ralph Lauren chandelier, wood burning stove, luxury en-suite shower room, restored traditional shutters

Double Bedroom comprising custom handmade double bunk cabins & bespoke fitted wardrobes with writing desk, all finished in Farrow & Ball's Studio Green, porthole access to attic cinema room, restored traditional shutters

Bunk style bedroom with additional bed on a mezzanine level, bespoke wallpaper by Little Hands, restored traditional shutters & bespoke stairs benefitting from integrated storage drawers, porthole access to the attic cinema room







Attic

Accessed through two separate portholes from the children's double bedrooms is are the expansive playroom and an enchanting, tented Bedouin style cinema room with projector & cinema screen.

Fully tanked boiler Room



Lower Ground Floor

Self-contained, sub-divisible apartment affording dual access internally through the main house or through its own main door with Control4 Home Automation security system

Open plan living/dining room and kitchen fully equipped with integrated appliances, silestone island with hidden sink, ample fitted storage cupboards, Full room-width French doors opening into onto the sun-trap patio

Double bedroom/gymnasium with lantern ceiling benefitting from direct access to the rear garden via wooden French doors

Double bedroom comprising fitted wardrobe, restored traditional shutters & luxury en suite shower room. Wallpaper by Phillip Jeffries

Double bedroom comprising fitted wardrobe, Timorous Beasties drapes, restored traditional shutters and Jack & Jill style luxury bathroom. Wallpaper by Phillip Jeffries

Utility cupboard

Under stair storage cupboard









Outside Space

Lower ground courtyard allowing access to three lined under pavement cellars and under stair store

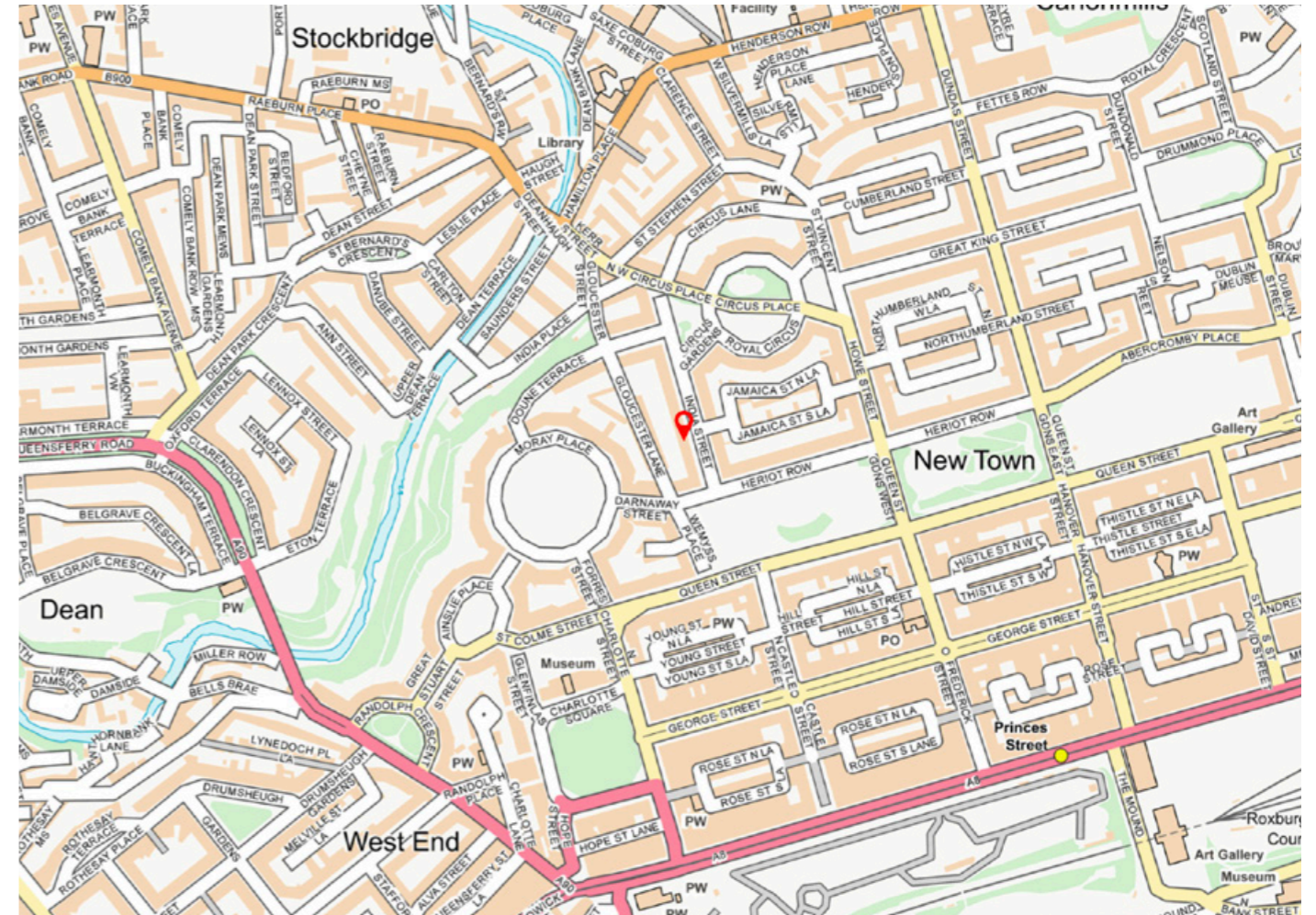
South west facing landscaped garden designed by J. Stewart Taylor, including sun-trap patio, lawn & with sunken trampoline, potted olive trees and edged with a plethora of flowers and leafy shrubs, boundary walls and flowerbeds benefitting from fitted copper lights

Double garage offering access to water and power with electric up and over door, vehicular access conveniently afforded via Gloucester Lane.









General Remarks

Fixtures and Fittings:

Only appliances specifically mentioned in the sales particulars are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

Services:

Gas heating, mains water, electricity, broadband, telephone (subject to telephone providers' regulations).

Outgoings

Council Tax Band: H
EPC Rating: D

Postcode

EH3 6HA

Tenure

Freehold

Viewings

Viewing is by appointment through Rettie & Co. (11 Wemyss Place, Edinburgh, EH3 6DH, Tel: 0131 624 9045 or Savills (Wemyss House, 8 Wemyss Place, Edinburgh EH3 6DH, Tel: 0131 247 3700).

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. or Savills. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice

Rettie, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. Rettie/Savills use electronic verification, if this is not possible original documents are acceptable.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

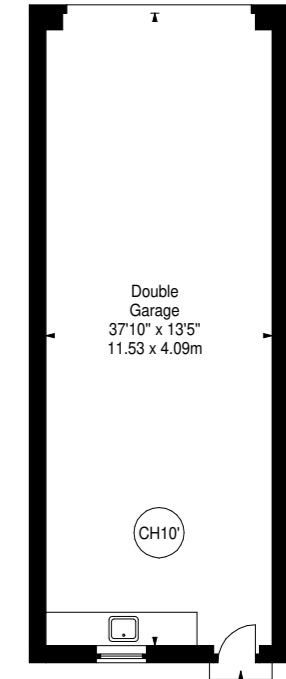
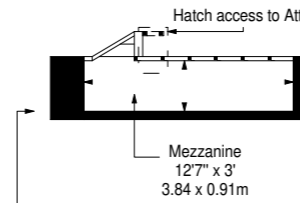
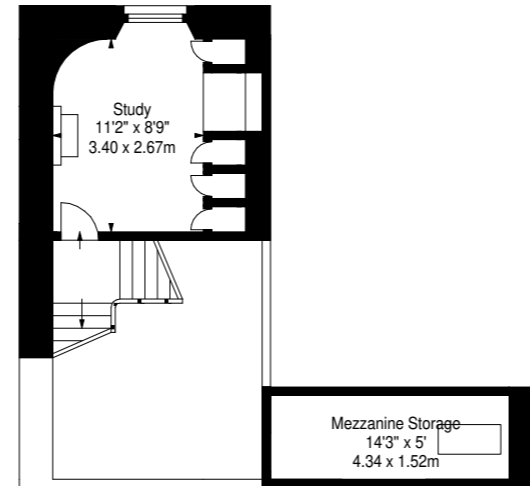
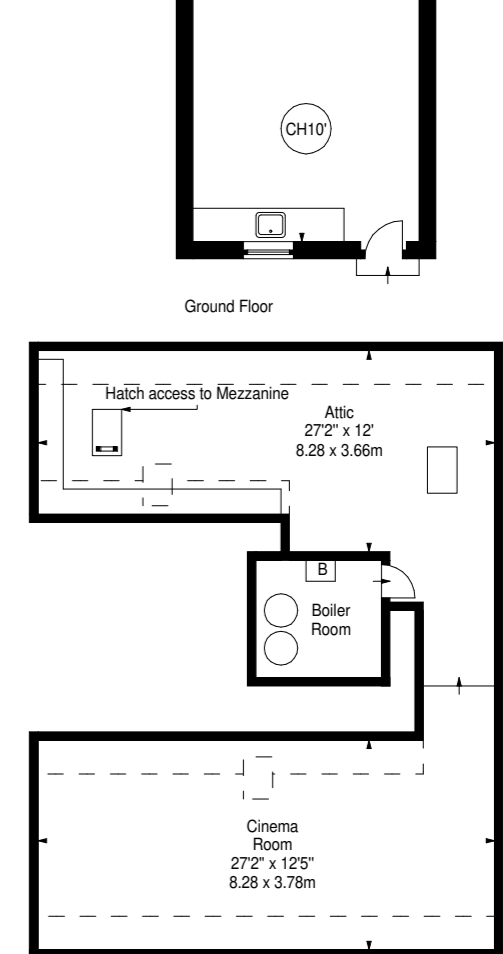
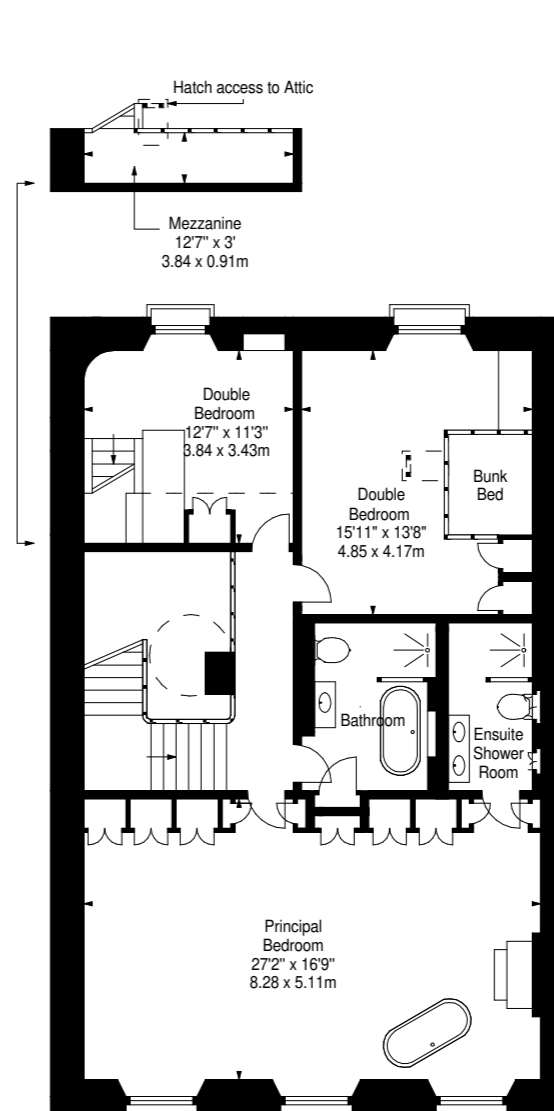
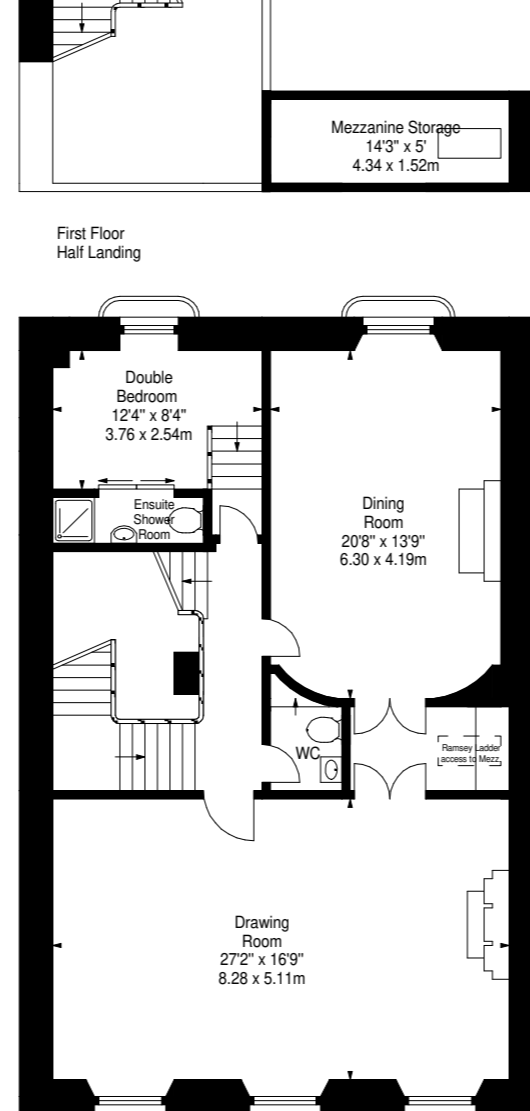
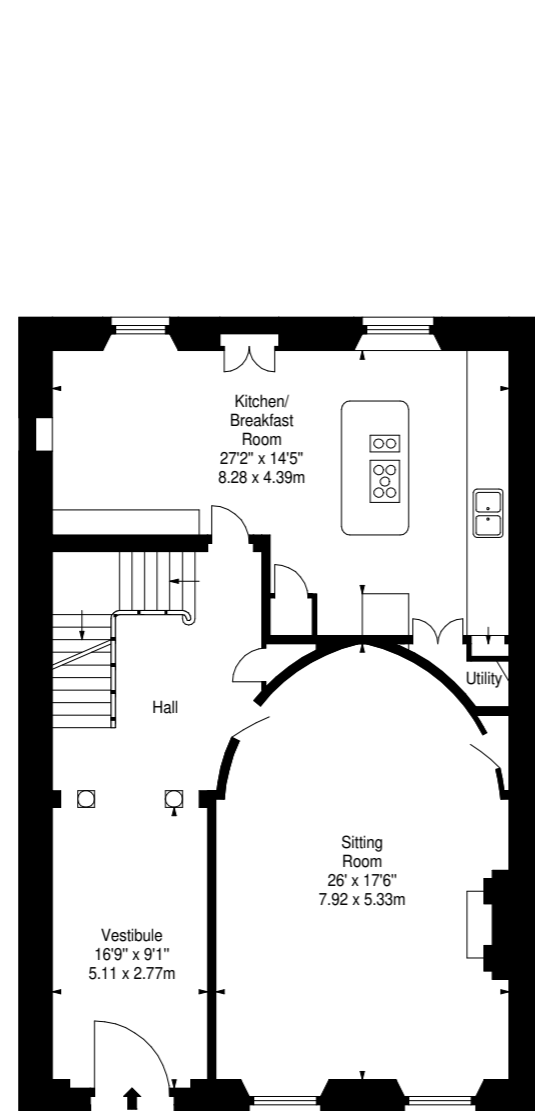
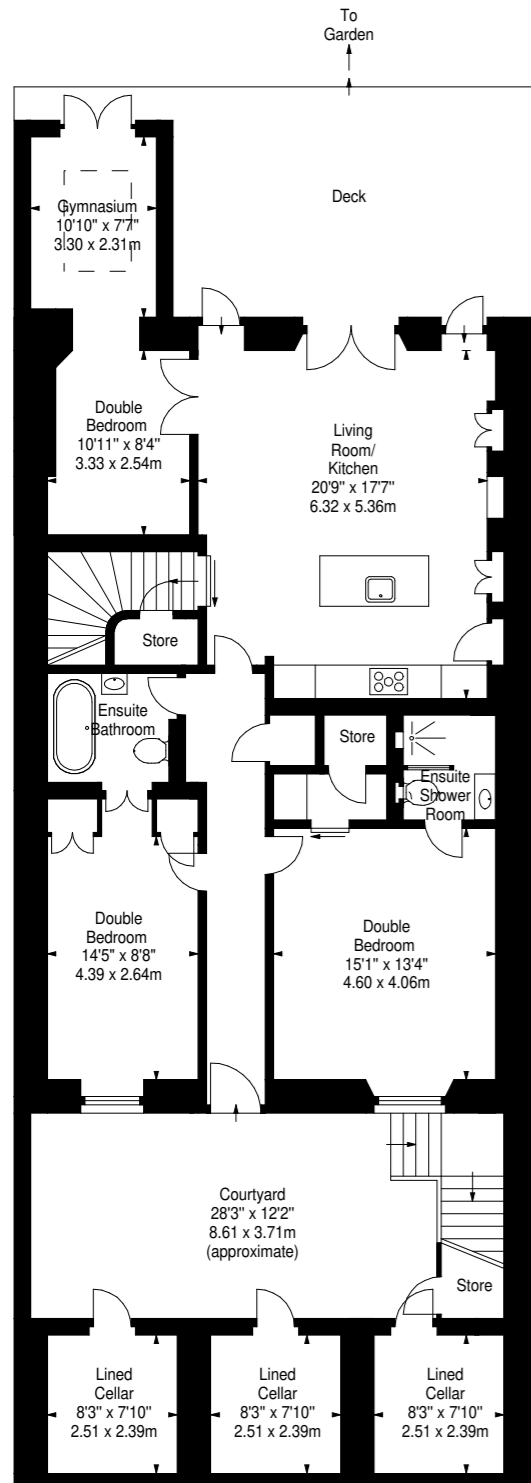
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared September 2024 - First Issue.

India Street,
Edinburgh, EH3 6EZ



Approx. Gross Internal Area
5069 Sq Ft - 470.91 Sq M
Mezzanines
Approx. Gross Internal Area
109 Sq Ft - 10.13 Sq M
Attic
Approx. Gross Internal Area
744 Sq Ft - 69.12 Sq M
Garage, Lined Cellars & Store
Approx. Gross Internal Area
756 Sq Ft - 70.23 Sq M
For identification only. Not to scale.
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Contact

FOR FURTHER INFORMATION REGARDING THE PROPERTY PLEASE CONTACT:

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