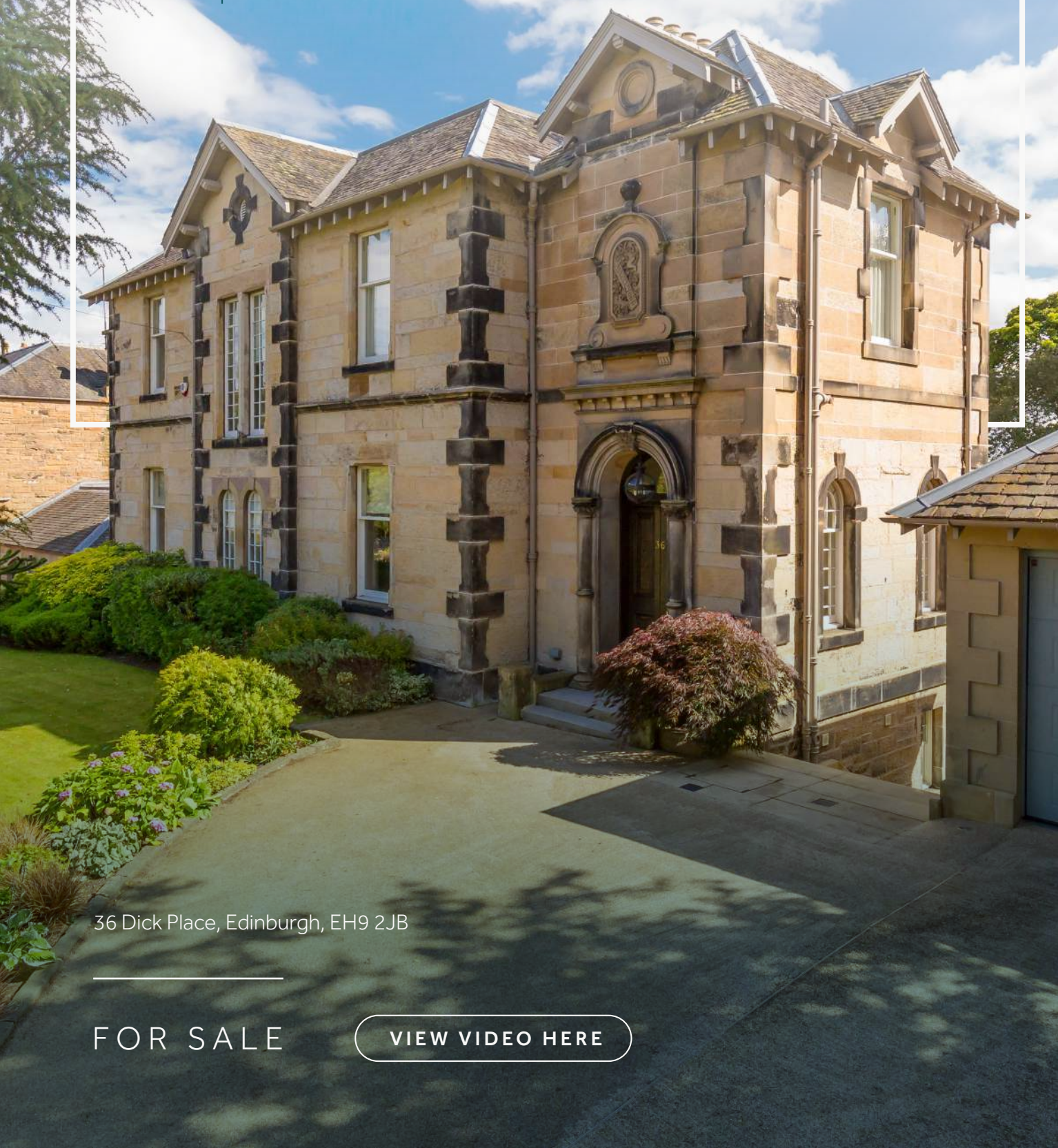




36 *Dick Place*

An exceptional B-listed Victorian villa



36 Dick Place, Edinburgh, EH9 2JB

FOR SALE

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DESCRIPTION

A rare opportunity to acquire an exceptional B-listed Victorian villa, situated on one of Edinburgh's most enviable streets. This distinguished family home comprises over 6,000 sq ft of refined living space, complemented by expansive landscaped gardens. With ample space for entertaining and everyday living, the property creates a truly exclusive and private sanctuary within the affluent Grange area.

This detached villa boasts generously proportioned rooms that combine period charm with contemporary luxury. Thoughtfully finished to the highest standard, the kitchen benefits from state-of-the-art appliances. The property's exterior has been entirely repointed and cleaned, while high-quality double-glazed windows enhance its appeal. The ground level has been reimagined with a spectacular orangery designed and built by Hampton Conservatories. Ensuring an advanced level of comfort, the home has been meticulously updated with smart home technology, CCTV and security systems.

The property features a remarkable annexe, complete with a guest suite and a versatile gym studio/office, ideal for both visitors and remote work. Residents can enjoy the tranquillity of generous gardens which include a large paddock, woodland and a delightful children's play area, perfect for family gatherings or outdoor activities.

"It is a privilege to be entrusted with the sale of one of Edinburgh's best houses. *It's as good as it gets.*"

MAX MILLS | DIRECTOR OF RESIDENTIAL SALES









SUMMARY OF ACCOMODATION

LOWER GROUND FLOOR

- Hallway; open-plan sitting/kitchen/breakfast room; utility; pantry; orangery/dining room; storage room; WC; boot room
- Annexe with gym studio/office; playroom/guest bedroom; shower room; kitchen

GROUND FLOOR

- Entrance hall; hallway; double bedroom; ensuite bathroom; WC; drawing room; roof terrace; detached garage

FIRST FLOOR

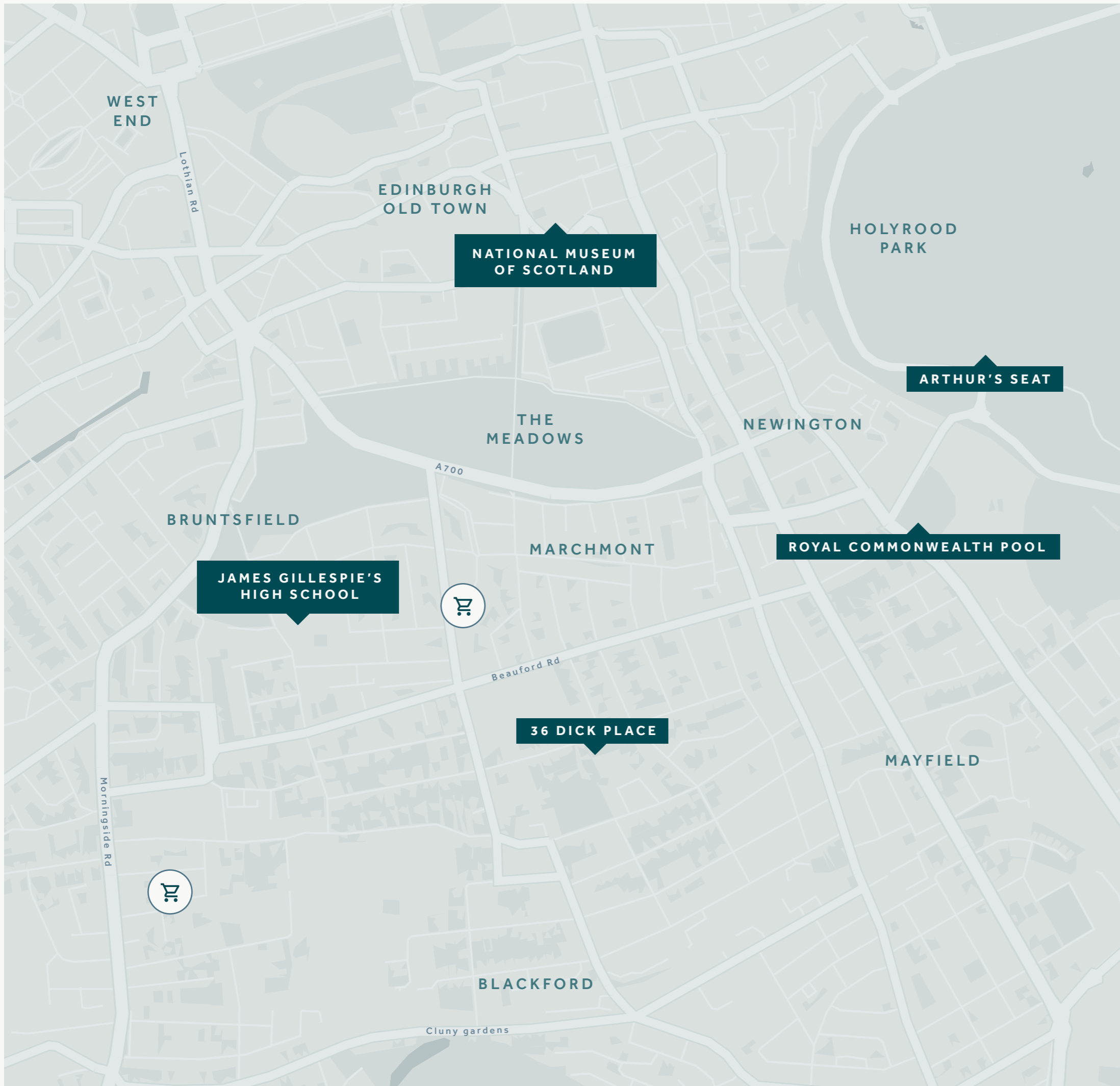
- Hallway; three double bedrooms; shower room; dressing room to principal bedroom; ensuite bathroom to principal bedroom

OUTSIDE SPACE

- Landscaped garden; large paddock; woodland and children's play area







LOCATION

Situated in one of Edinburgh's most prestigious neighbourhoods, The Grange, 36 Dick Place offers a highly sought-after blend of urban convenience and serene residential living. The location is known for its charming tree-lined streets and sense of community, making this an ideal location for families, whilst being well-connected to the city centre.

The address places you within easy reach of Edinburgh's rich cultural treasures, such as Edinburgh Castle, the Royal Mile, and the picturesque gardens of Princes Street. Indulge in the city's vibrant culinary scene from casual dining to renowned eateries. The nearby areas of Morningside and Bruntsfield can also be conveniently accessed, offering a unique array of independent shops and cafes, not to mention well-kept public parks such as The Meadows and Bruntsfield Links. A number of independent fitness studios can be found close by, with larger gyms such as Nuffield Health just a short drive away.

36 Dick Place is ideally situated in the catchment area of well-regarded schools such as Sciennes Primary School and James Gillespie's High School. George Heriot's School, Merchiston Castle School and St George's School for girls are among the esteemed independent schools within easy reach.





FLOOR PLANS

APPROXIMATE GROSS INTERNAL AREA

498.50 m² | 5366 ft²

OUT BUILDING & GARAGE

109.25 m² | 1176 ft²

LOWER GROUND FLOOR

| | | |
|--------------------------------|---------------|------------------|
| Utility | 4.34 x 3.73m | 14'3" x 12'3" ft |
| Sitting/Kitchen/Breakfast Room | 11.43 x 7.32m | 37'6" x 24' ft |
| Orangery/Dining Room | 6.83 x 6.71m | 22'5" x 22' ft |
| Boot Room | 3.48 x 3.12m | 11'5" x 10'3" ft |
| Guest Suite | 6.55 x 3.51m | 21'6" x 11'6" ft |
| Gym/Studio/Office | 5.66 x 4.19m | 18'7" x 13'9" ft |
| Kitchen | 3.07 x 2.34m | 10'1" x 7'8" ft |

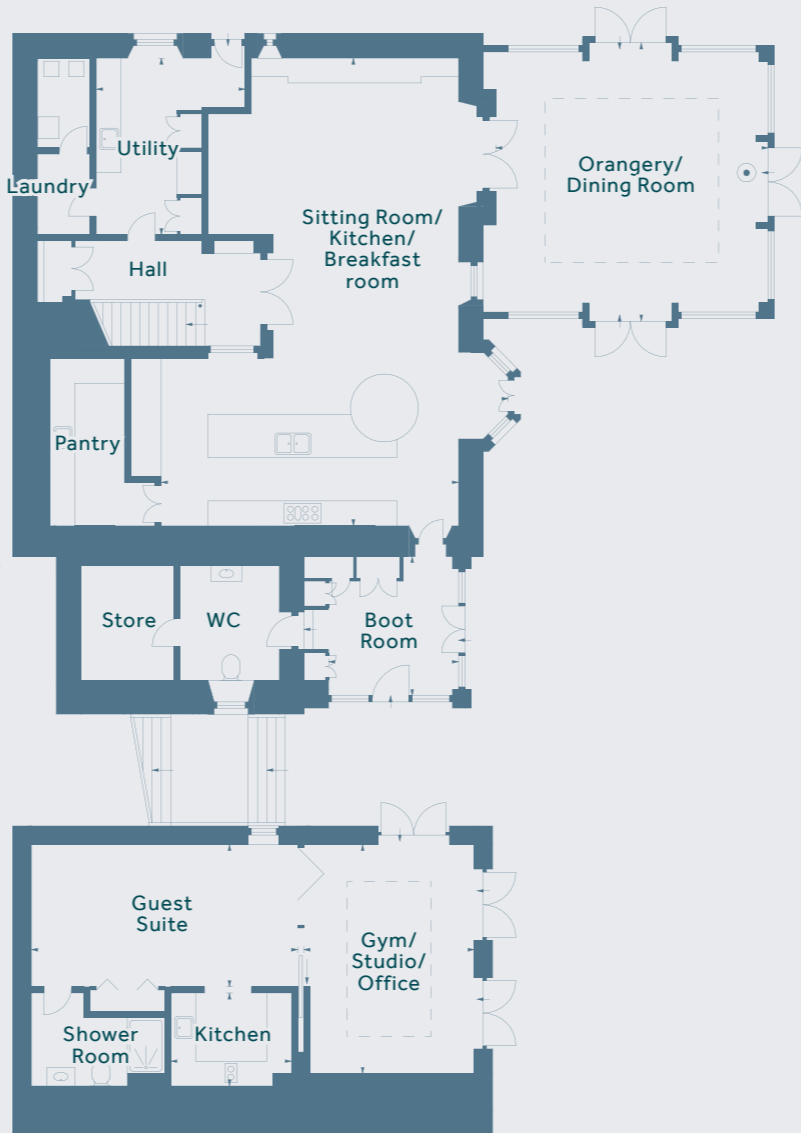
GROUND FLOOR

| | | |
|--------------|--------------|-------------------|
| Bedroom 2 | 6.78 x 4.80m | 22'3" x 15'9" ft |
| Drawing Room | 6.68 x 5.92m | 21'11" x 19'5" ft |
| Office | 4.27 x 3.73m | 14' x 12'3" ft |
| Roof Terrace | 3.86 x 3.58m | 12'8" x 11'9" ft |
| Garage | 6.71 x 6.63m | 22' x 21'9" ft |

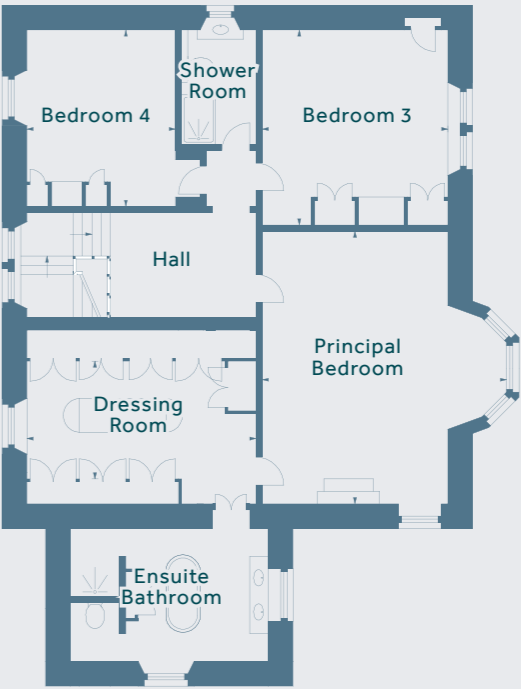
FIRST FLOOR

| | | |
|-------------------|--------------|-------------------|
| Bedroom 3 | 4.80 x 4.57m | 15'9" x 15' ft |
| Bedroom 4 | 4.39 x 3.68m | 14'5" x 12'1" ft |
| Principal Bedroom | 6.65 x 5.92m | 21'10" x 19'5" ft |
| Dressing Room | 5.64 x 2.87m | 18'6" x 9'5" ft |

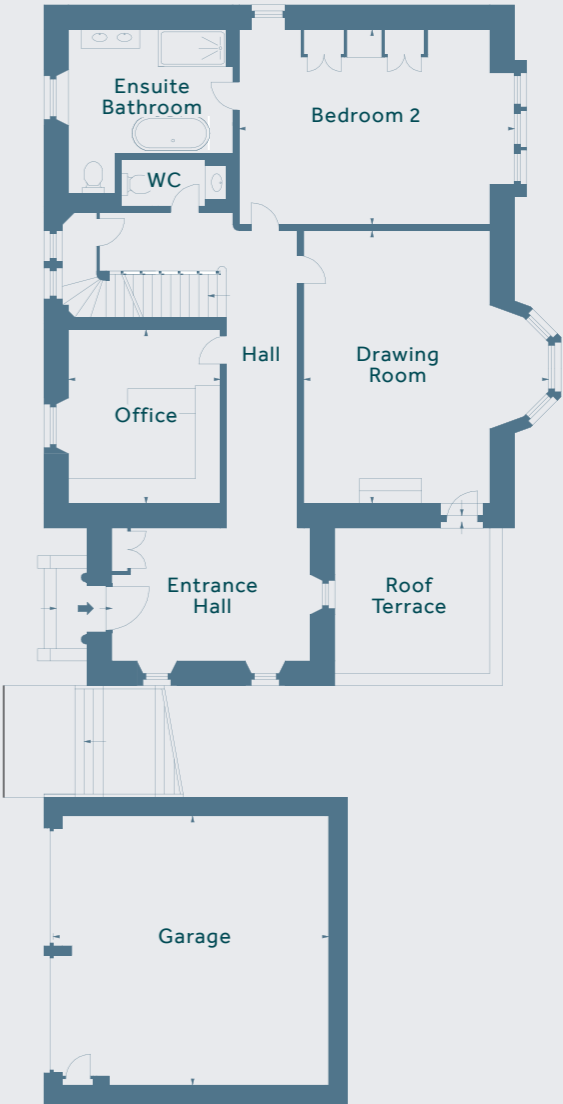
For illustrative purposes only, **Not to scale.**



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR





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DISCLAIMER

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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 |

Designed by Nest Marketing

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FOR SALE

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