



SEVEN GABLES

33 MORTONHALL ROAD

33 Mortonhall Rd, Edinburgh EH9 2HN

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6 BEDROOMS



3 LIVING SPACES



4 BATHROOMS



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SUMMARY

A landmark residence of architectural significance, Seven Gables is the finest of the renowned Mortonhall Road Quartet, designed in 1898 by eminent architect John Kinross R.S.A. as his personal home. This exceptional Category A Listed baronial villa has been extensively and sensitively refurbished by the current owners to blend modern comfort with historic authenticity - creating a unique opportunity to own a luxurious yet characterful and comfortable home in one of Edinburgh's most prestigious residential addresses.

Set within south-facing landscaped grounds with panoramic views to Blackford Hill, the property now boasts approximately 5,000 sq ft of beautifully proportioned accommodation, thoughtfully reimagined to reflect the grandeur of its original design while incorporating discreet 21st-century enhancements.






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KEY FEATURES

Over 5,000 sq ft of elegantly restored and upgraded living space

Five/six bedrooms, four bath/shower rooms, and multiple grand reception rooms

Extensively refurbished to reflect the original 1898 vision with premium finishes throughout

Italian marble, oak panelling, marble fireplaces, and decorative plasterwork with thistle and rose motifs

New lift installed (serving ground and first floors) for accessibility and future-proof living

Outside platform lift from the ground floor to the patio

Newly formed rear patio with feature pond and fountain (can accommodate 50+ person cocktail party)

New electric security gate and widened entrance

Generous garage with new electric up-and-over door, suitable for large vehicles including 4x4s

South-facing garden with elevated views over Blackford Hill

Located in The Grange Conservation Area-one of Edinburgh's most desirable locations

Historically significant: original home of John Kinross and host to Auguste Rodin on two occasions





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ACCOMMODATION

GROUND FLOOR

MAJESTIC ENTRANCE VESTIBULE

Featuring a striking Italian marble floor and an elegant barrel-vaulted ceiling, providing an immediate sense of grandeur

GRAND RECEPTION HALL

A spectacular space showcasing highly impressive original doors, intricate woodwork, marble floor and staircase with polished brass fittings and a bespoke handrail

SITTING ROOM

A beautifully proportioned room with exceptional south-facing views, framed by rich original oak panelling and exquisite bespoke cabinetry

OPEN-PLAN KITCHEN/DINING ROOM

A true show-stopper, this space combines artisan handmade cabinetry with fine plasterwork detailing and the original parquet floor. The bay-window enjoys views over the rear garden, while the kitchen flows seamlessly through magnificent double doors into the front-facing family room.

FAMILY ROOM

Positioned at the front of the property, this elegant yet comfortable room links perfectly with the kitchen and dining space to create a superb layout for modern living and entertaining

GUEST CLOAKROOM/ WC

Positioned at the front of the property, this elegant yet comfortable room links perfectly with the kitchen and dining space to create a superb layout for modern living and entertaining

BOOT ROOM

A functional and discreet area, cleverly designed to conceal lift access to the first floor - ideal for those seeking accessible living

UTILITY ROOM

Spacious and practical, with additional WC off. Incorporates the Boiler Room giving well-appointed service areas providing ample space for household management and storage



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ACCOMMODATION

FIRST FLOOR

PRINCIPAL BEDROOM SUITE

A truly impressive space featuring an extraordinary barrel-vaulted ceiling with intricate cornice detailing and an attractive fireplace. This elegant room leads through to:

LUXURIOUS EN-SUITE SHOWER ROOM

Finished to an exceptional standard, with twin sinks set into a bespoke hand-built vanity unit, high-quality fixtures, and an overall sense of indulgence

SECOND DOUBLE BEDROOM

Enjoying views to the south and west, this bright and welcoming room with a barrel-vaulted ceiling benefits from its own stylish:

EN SUITE SHOWER ROOM

Tastefully finished, continuing the home's theme of refined, high-end interiors this room retains an original cupboard which contains a sink set in marble

TWO FURTHER DOUBLE BEDROOM

Both generously proportioned and beautifully appointed, ideal for family members or guests

FAMILY BATHROOM

A luxury space that retains original marble and timber detailing, blending traditional charm with contemporary comfort

LIFT ACCESS

Conveniently connecting the first floor to the ground level, offering added accessibility and practicality





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ACCOMMODATION

LOWER GROUND FLOOR

FLEXIBLE DOUBLE BEDROOM

A versatile room with bay window and elegant double doors opening directly onto the terrace - ideal as a guest bedroom, home office, or garden room

ADDITIONAL DOUBLE BEDROOM

A generously sized room featuring a fireplace, offering excellent guest or family accommodation

KITCHENETTE

A useful secondary kitchen space which works well as an overflow from the main kitchen or serves perfectly should this level be used as a self-contained suite

SHOWER ROOM

Well-appointed, serving the lower ground floor bedrooms and ideal for guests or independent living arrangements

INTERNAL BOX ROOMS

A highly practical space offering excellent additional storage

STORE ROOM

A further storage area, ideal for household essentials or seasonal items

FULLY FITTED WINE CELLAR

A dedicated and professionally fitted wine cellar for collectors or entertaining

SEPERATE ACCESS

Independent external access enhances the flexibility and potential of this level

GYM

A superb home gym with sprung floor, large enough to accommodate a range of fitness equipment

GARDEN STORE

A superb home gym with sprung floor, large enough to accommodate a range of fitness equipment





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EXTERNAL FEATURES & GROUNDS

Electric security gate opening to driveway and garage

Detached garage (30.84 sqm) with new electric door, ideal for large vehicles

Extensive rear terrace, newly formed in natural stone, with feature pond and fountain

Platform lift capable of taking a motorised wheelchair from the ground level to the patio

Outdoor space ideal for entertaining: accommodates over 50 guests

Beautifully landscaped gardens, predominantly south-facing with Blackford Hill views

Period railings, wrought iron lantern, and decorative carved panels including Kinross family motifs

FLOOR PLANS

APPROX GROSS INTERNAL AREA

5155 ft² | 478.90 m²

GARAGE

332ft² | 30.84 m²

GARDEN STORE

342 ft² | 30.10 m²

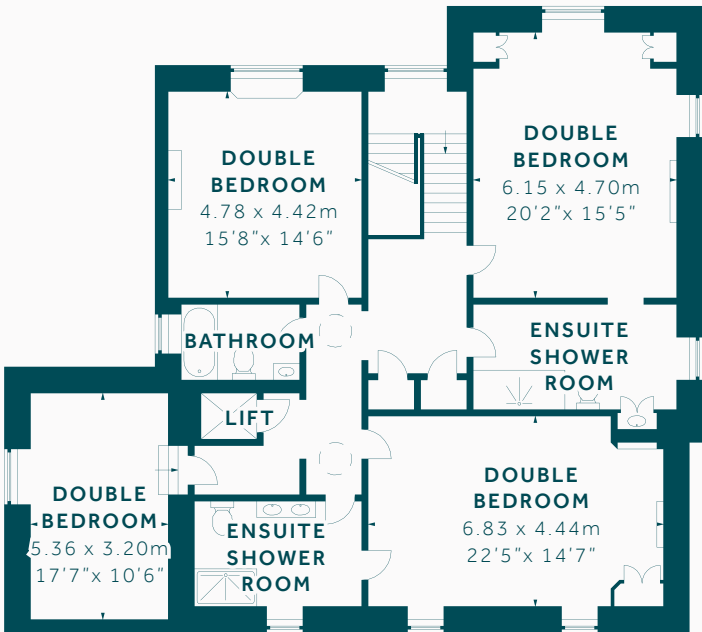
GYM

363 ft² | 33.72 m²

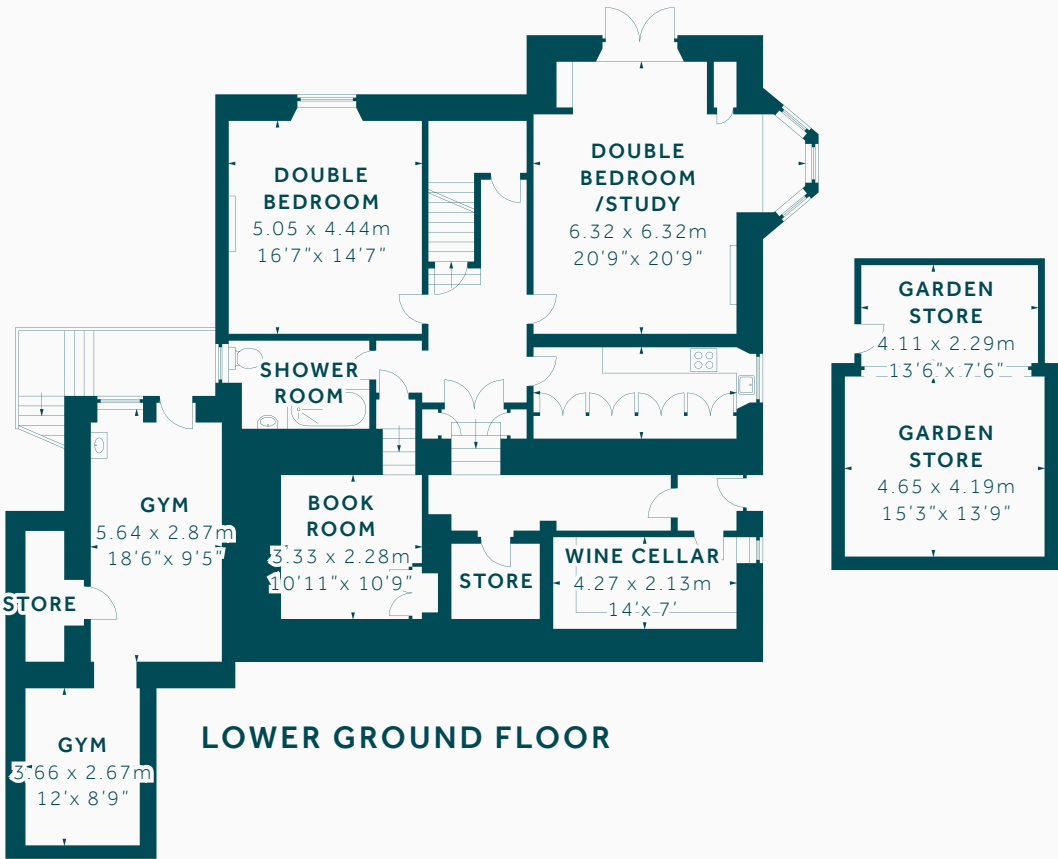
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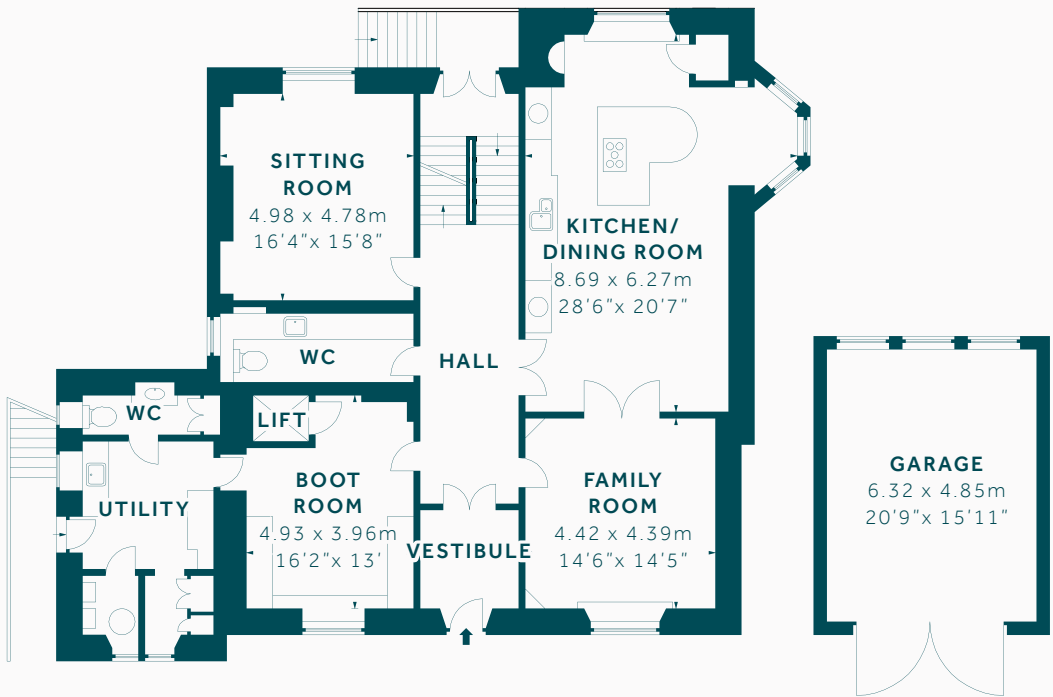
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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TAKE A CLOSER LOOK



LOCATION

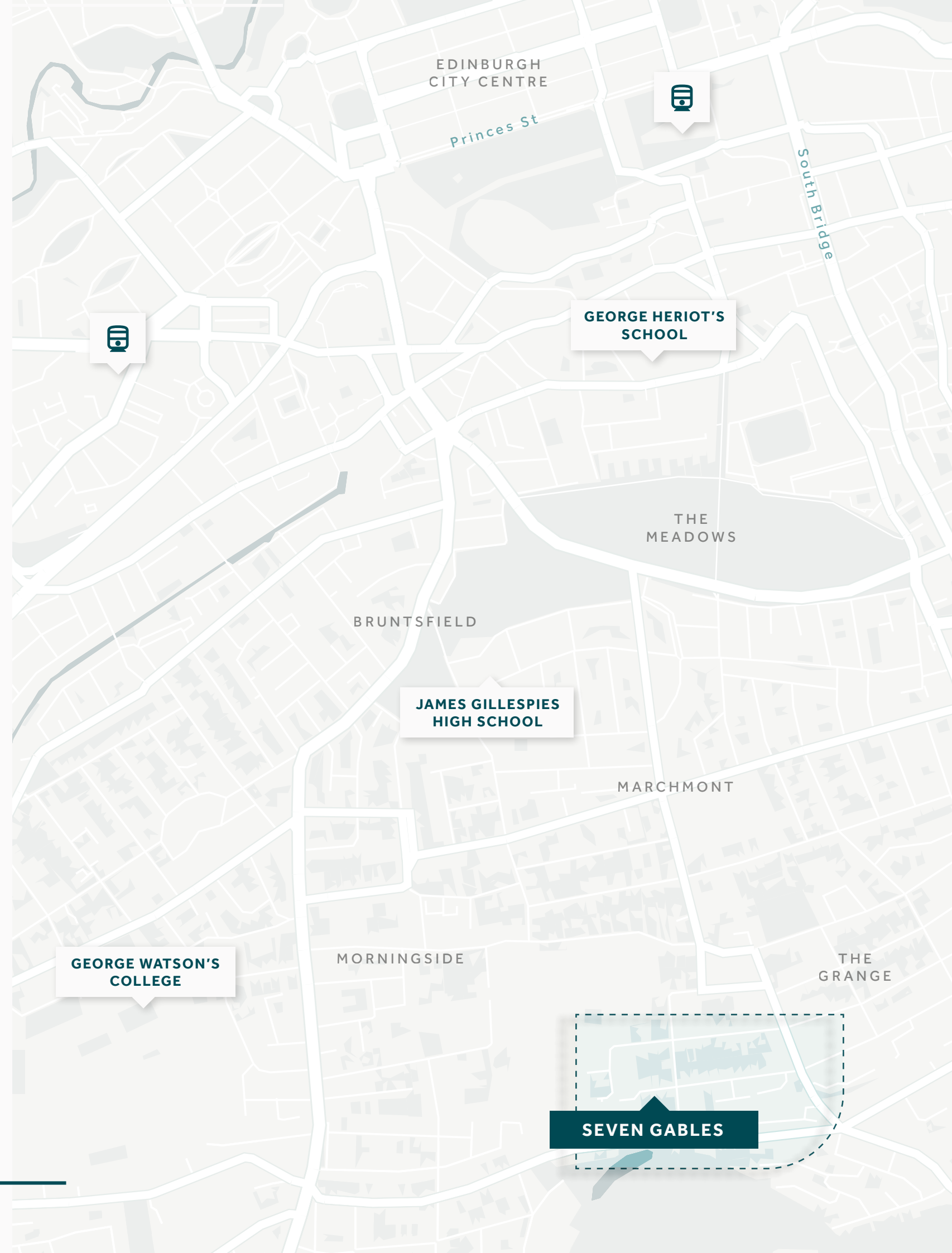
Set within the heart of The Grange, Mortonhall Road is one of Edinburgh's most coveted residential addresses, renowned for its wide, tree-lined character and a harmonious blend of substantial detached villas, manicured gardens, and a distinct sense of privacy and exclusivity.

Located just south of the city centre, Mortonhall Road combines a peaceful suburban atmosphere with exceptional convenience. Residents enjoy close proximity to excellent local and independent schools, including George Watson's College and George Heriots, along with easy access to The Meadows, Blackford Hill, and the city's main university campuses.

The architecture along Mortonhall Road is particularly distinguished, featuring fine examples of Victorian and Edwardian villas, many of which are Listed for their historic and architectural importance. Properties here often boast generous plots, mature gardens, and a wealth of period features - making the road highly sought-after by families, professionals, and those seeking a distinguished long-term home.

Mortonhall Road also benefits from excellent connectivity. It is well served by public transport and offers swift access to the City Bypass, Edinburgh Airport, and Waverley Station. Nearby Morningside and Bruntsfield provide a vibrant selection of cafes, boutiques, and restaurants, while Cameron Toll and other amenities are within easy reach.

Whether you're seeking a grand family home or an elegant retreat with timeless charm, Mortonhall Road offers an exceptional quality of life in one of Edinburgh's most prestigious settings.





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ARCHITECTURAL HERITAGE

This remarkable home epitomises Kinross' commitment to the Scottish Renaissance revival, with inspiration drawn from his Italian travels. The craftsmanship - carried out by Gillow & Co, Scott Morton & Co, and others - has been meticulously preserved and sympathetically enhanced. Period flourishes such as grapevine ceiling motifs reflect both whimsy and wine appreciation, while thistles and roses celebrate Kinross' Scottish and English union with his wife.



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TENURE

Freehold

EPC

E

COUNCIL TAX BAND

H

VIEWING

By appointment only.

SPECIAL NOTE

The hanging light fitting in the ground floor sitting room is excluded from the sale.





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