



TWENTY ONE

ROYAL CIRCUS



VIEW VIDEO

For Sale

21 Royal Circus,
Edinburgh, EH3 6TL



8 BEDROOMS



7 RECEPTIONS



8 BATHROOMS



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RETTIE



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RETTIE

There are few Edinburgh addresses that offer quite the combination of grandeur, space, privacy and lifestyle found at 21 Royal Circus.

Occupying one of the New Town's most coveted positions, this magnificent and fully intact five-storey townhouse sits within the elegant Royal Circus, set back from the main road yet wonderfully central. Extending to approximately 6,000 sq ft, the property provides an exceptional amount of space for modern family life while retaining the scale, proportions and architectural detail that make Edinburgh's New Town so special.

For a family looking to establish themselves in Edinburgh, or for those with Scottish roots who have built their lives further afield, this is the sort of property that offers a compelling reason to look homewards. It combines the best of city living with outstanding schools, wonderful green spaces, an exceptional local community and the ability to walk to so much of what Edinburgh has to offer.

The house retains a wealth of period features and is presented in a neutral colour palette, allowing the architectural character to shine while providing an excellent canvas for an incoming purchaser to personalise and bespoke the property to their own tastes.

An attractive and substantial entrance vestibule, complete with flagstone flooring, a beautiful barrel-vaulted ceiling and intricate cornice detailing, opens into the impressive reception hall. Particularly wide and bathed in natural light from the cupola above, it immediately sets the tone for the exceptional character, grandeur and scale found throughout the house.





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The ground floor provides two grand interconnecting reception rooms. The principal front reception room enjoys a lovely outlook over Circus Gardens, while the rear reception room overlooks the attractive south-facing garden.

The first floor is arguably the star of the house. A superb fully fitted Shaker-style kitchen incorporates a substantial central island and ample space for a generous dining table, creating the natural heart of family life. Double doors lead through to a magnificent drawing room with high ceilings, full-height windows and wonderful views over Circus Gardens. A separate sitting room provides an informal space for younger family members to relax, while a generous study offers an ideal environment for working from home.

The bedroom accommodation is equally impressive. The second floor provides a substantial principal bedroom with en-suite bathroom, together with two further double bedrooms, both with ensuites. Two additional double bedrooms, both with ensuites, occupy the characterful top floor, with coombed ceilings adding to their charm.

The lower ground floor provides a completely self-contained three-bedroom flat with its own independent entrance. This offers enormous flexibility for extended family, older children, guests or, subject to the necessary consents, rental income. It could equally provide an appealing arrangement for those seeking additional accommodation without compromising the privacy of the main house.

Outside, the south-facing rear garden is principally hard landscaped and enjoys afternoon and evening sunshine. A walkway leads to two single garages, accessed by car from Jamaica Street Lane, each with power, water and up-and-over doors. Three under-pavement cellars provide further valuable storage.

Permit parking, residents' permit parking and pay-and-display bays are available directly outside the property, and garages available via separate negotiation. Access to Circus Gardens is available by payment of a modest annual fee.





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SUMMARY OF ACCOMODATION

GROUND FLOOR

- Substantial entrance vestibule with flagstone flooring
- Cupola providing excellent natural light
- Grand front reception room overlooking Circus Gardens
- Interconnecting rear reception room overlooking the private garden
- Plant room
- Cloakroom with shower and garden WC



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SUMMARY OF ACCOMODATION

FIRST FLOOR

- Magnificent drawing room with high ceilings and full-height windows
- Wonderful outlook over Circus Gardens
- Fully fitted Shaker-style kitchen with substantial central island
- Separate family sitting room
- Generous study





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FLOOR PLANS

APPROX GROSS INTERNAL AREA

6801 ft² | 631.81 m² (Including basement flat)

UNLINED CELLAR STORES & GARAGES

629ft² | 58.43 m²

For illustrative purposes only, Not to scale.





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SUMMARY OF ACCOMODATION SECOND FLOOR

- Principal bedroom with en-suite bathroom
- Two further en suite double bedrooms
- Family bathroom
- Separate shower room



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SUMMARY OF ACCOMODATION

TOP FLOOR

- Two double bedrooms with coombed ceilings, both en-suite
- Fully fitted shower rooms

LOCATION

Royal Circus is one of the New Town's most desirable and distinctive locations. Its particular appeal lies in the combination of architectural grandeur and an unusually peaceful setting, tucked away from the main road while remaining within easy walking distance of the very best of central Edinburgh.

For family life, the location is difficult to overlook. Edinburgh Academy and Fettes College are both within excellent proximity, while the surrounding area offers an enviable choice of cafés, restaurants, independent shops and everyday amenities.

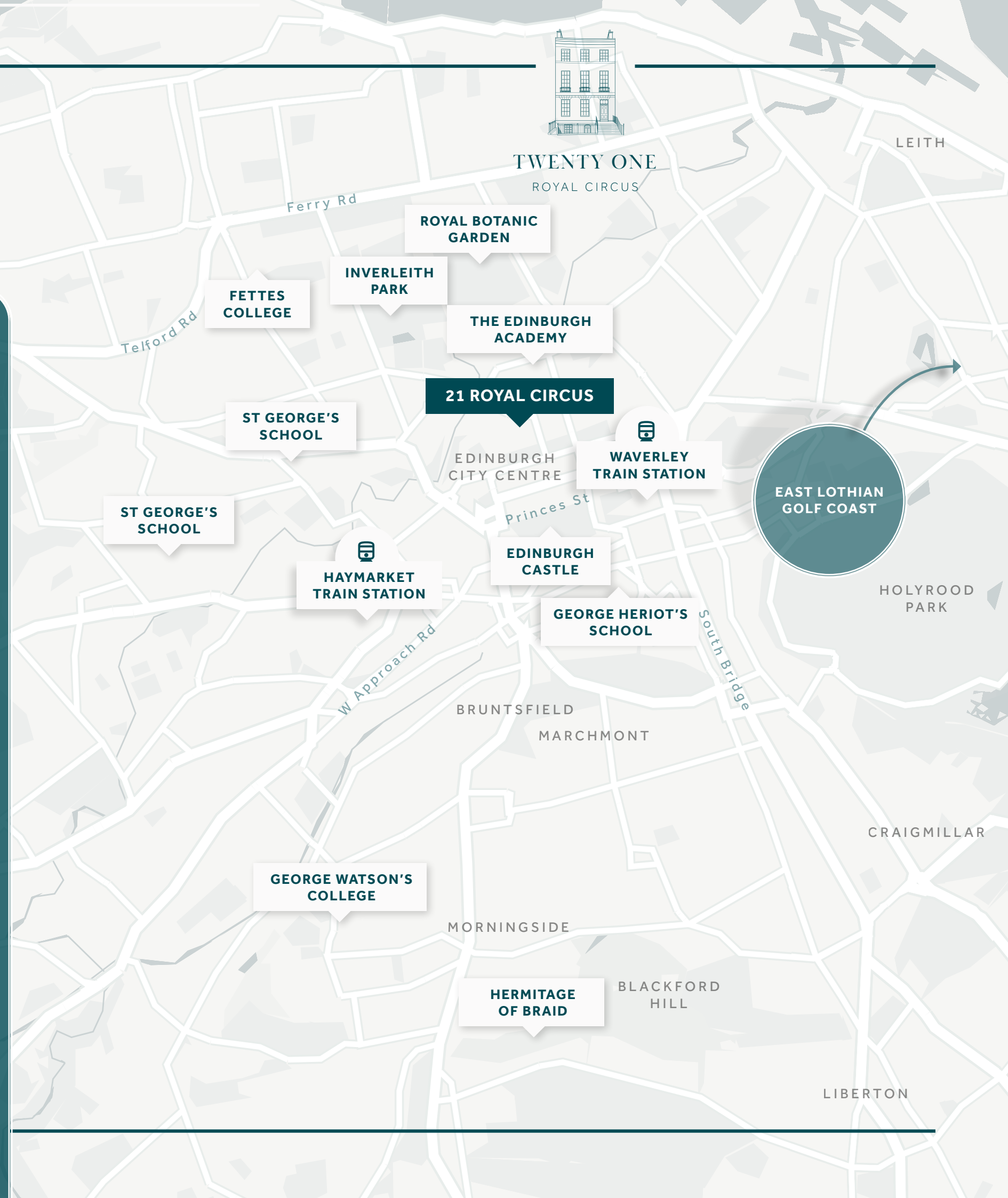
The nearby neighbourhoods of Stockbridge and the New Town provide an exceptional lifestyle. From weekend breakfasts and independent boutiques to dinner with friends, much of what makes Edinburgh such an attractive place to live is right on the doorstep. The city centre itself is readily accessible on foot, allowing residents to enjoy Edinburgh's cultural, social and commercial life without necessarily having to rely on a car.

There is also an abundance of open space. Inverleith Park and Inverleith Gardens are just a stone's throw away, while the Royal Botanic Garden Edinburgh is within easy reach. These exceptional green spaces provide a wonderful counterpoint to the urban setting and are particularly valuable for family life.

Access to Circus Gardens, available by payment of a modest annual fee, provides another special amenity immediately outside the front door.

For those already living in Edinburgh, 21 Royal Circus offers the opportunity to secure an exceptional family home in one of the city's most cherished settings. For Scots living elsewhere - perhaps in London, further afield in the UK or overseas - it is a property with the potential to turn the head and make a return to Edinburgh feel rather more tempting.

The combination is compelling: an extraordinary historic house, the freedom and space for family life, some of Edinburgh's finest schools, the best of Stockbridge and the New Town on the doorstep, and the city's great parks and gardens close by.





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SUMMARY OF ACCOMODATION LOWER GROUND FLOOR

- Independent private entrance
- Large front bedroom
- Two further double bedrooms
- Generous sitting room
- Fully fitted kitchen/dining room
- Further shower room
- Family bathroom & shower room
- Basement Garden





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SUMMARY OF ACCOMODATION

OUTSIDE

- Attractive private south-facing rear garden
- Three under-pavement cellars
- Permit, residents' permit and pay-and-display parking directly outside
- Access to Circus Gardens available for a modest annual fee
- Two single garages available by separate negotiation. Vehicle access via Jamacia Street Lane.





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GENERAL REMARKS & INFORMATION

FIXTURES & 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).

OFFERS

With the exception of offers to developers or third parties, all other offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. 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.

VIEWINGS

Viewing is strictly by appointment through the relevant office listing the property;

Wemyss Place -

11 Wemyss Place, Edinburgh, EH3 6DH.
Tel: 0131 220 4160

Edinburgh South -

47-49 Morningside Road, Edinburgh, EH10 4AZ.
Tel: 0131 287 7200

PROOF & RESOURCE FUNDS/ ANTI MONEY LAUNDERING

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [[Privacy Policy | Rettie](#)] and [Coadjute's Data Security Statement](#).

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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.

INTERNET WEBSITE

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at www.rettie.co.uk as well as Rightmove and The London Office.

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- 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.



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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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