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For Sale

38b Drumsheugh Gardens, Edinburgh, EH3 7SW

4,318 sq ft

- Suitable for owner occupation
- May suit residential conversion (Subject to Planning)
- Prominent corner position
- Attractive period features throughout
- Shared garden access

Location

The subjects are located in a prime townhouse office location in Edinburgh's West End. Drumsheugh Gardens is a relatively short walk from George Street, Princes Street and Haymarket Railway Station and is well served by public transport. The subjects itself are located on the northern side of Drumsheugh Gardens, occupying a prominent corner position.

Description

Built in 1878 this is a beautiful category 'B' listed end terraced Georgian townhouse. The attractive 3 storey property forms part of the lower half of a corner terraced building in a Italianate terrace of 4-storey and basement townhouses. Built in sandstone ashlar, internally the property retains many of its original quality period features. Toilets are at lower ground and at the mezzanine-landing level between ground & first floor. Kitchen facilities are also on the mezzanine-landing level.

Viewings

Highly recommended and by appointment through the sole selling agents.

Accommodation

The accommodation extends to an approximate gross internal area of 5,867 sq ft with the following approximate net internal areas on a floor by floor basis:

Floor/Unit	Sq ft	Sq m
1st	1,410	130.99
Ground	1,247	115.85
Mezzanine	222	20.62
Lower Ground	1,439	133.69
Total	**4,318**	**401.15**

Planning

38B Drumsheugh Gardens is a Category B listed property, within Edinburgh's central area designation and subject to the central area policies. The property is identified as being in a Conservation Area and World Heritage Site. Full copies of the Historic Scotland Listing Notices are available on request or by contacting the City of Edinburgh Council Planning Department on 0131 529 3550 (planning@edinburgh.gov.uk).

Drumsheugh Gardens

All owners, residents and businesses based in Drumsheugh Gardens have access to private gardens (subject to paying an annual fee). Further information is available at http://www.drumsheughgardens.org.uk/.

EPC

This property has been graded as D (54).

Price

Price on Application

Business Rates

Rates payable: £7.20 per sq ft
(based upon Rateable Value: £60,100.00)

Contacts

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NOTES ORIGINAL A3

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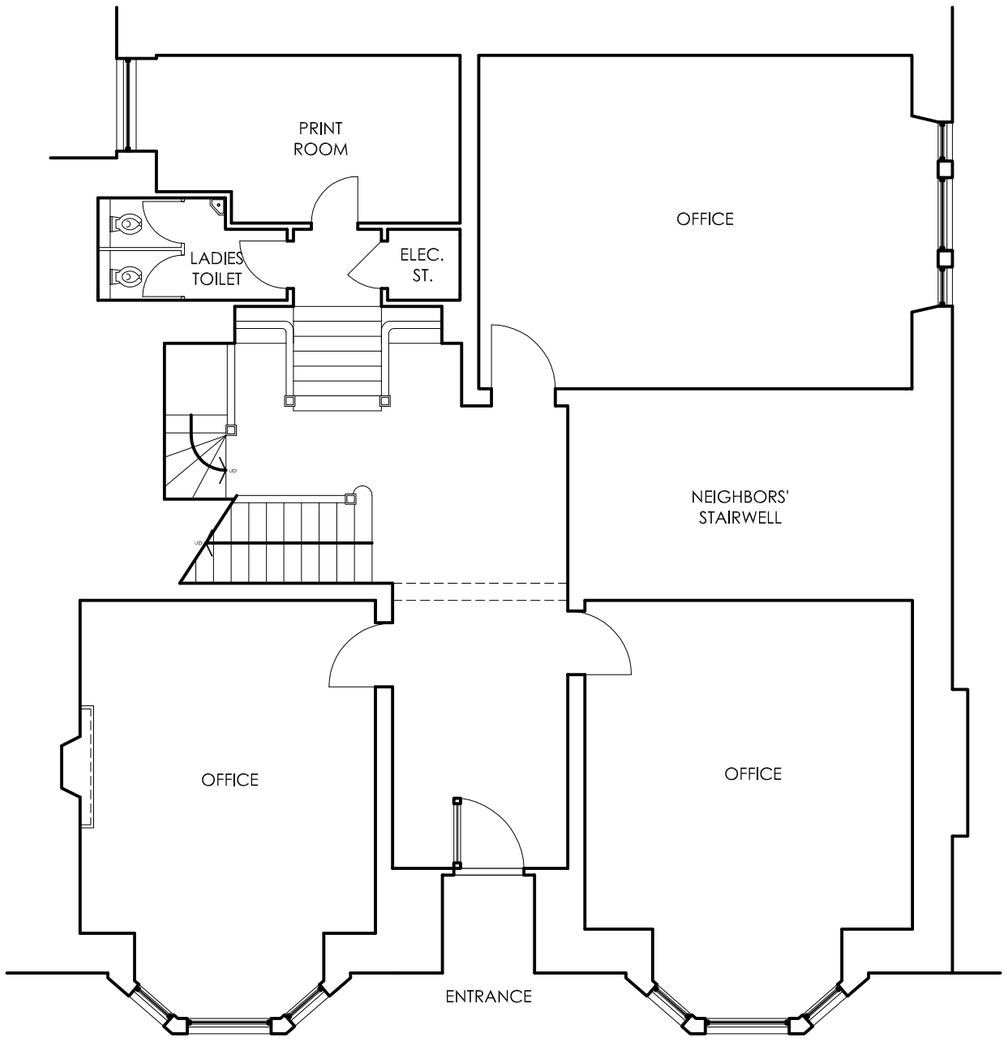
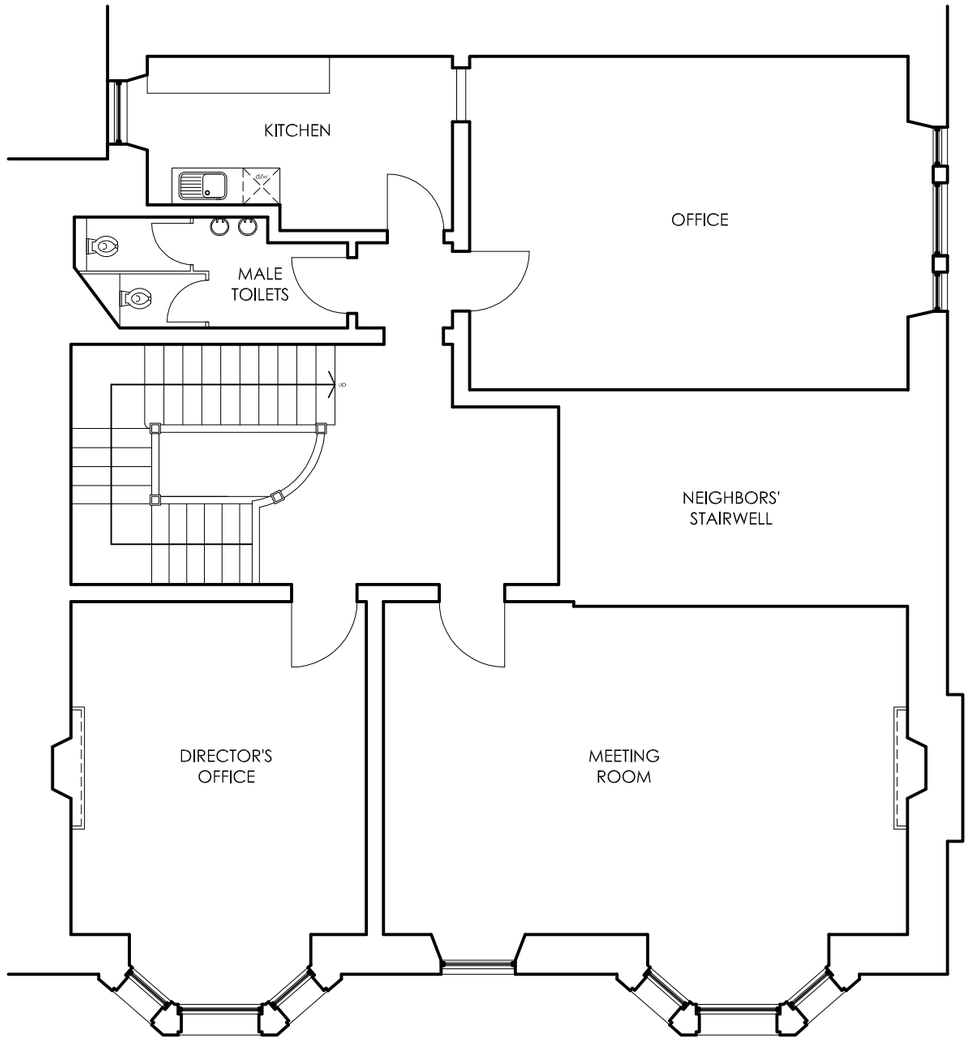
REVISIONS



01 GROUND FLOOR PLAN
1:100



02 FIRST FLOOR PLAN
1:100

SCALE	DATE	DRAWN	CHECKED
varies	Jan '15	SF	LB

PROJECT

Alterations at 38B Drumsheugh Gardens, Edinburgh for Chartered Banker Institute

DRAWING

Existing plans - Ground floor and First floor plan

LYNSAY BELL ARCHITECTURE
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DRAWING No.

7962 (EX) 101

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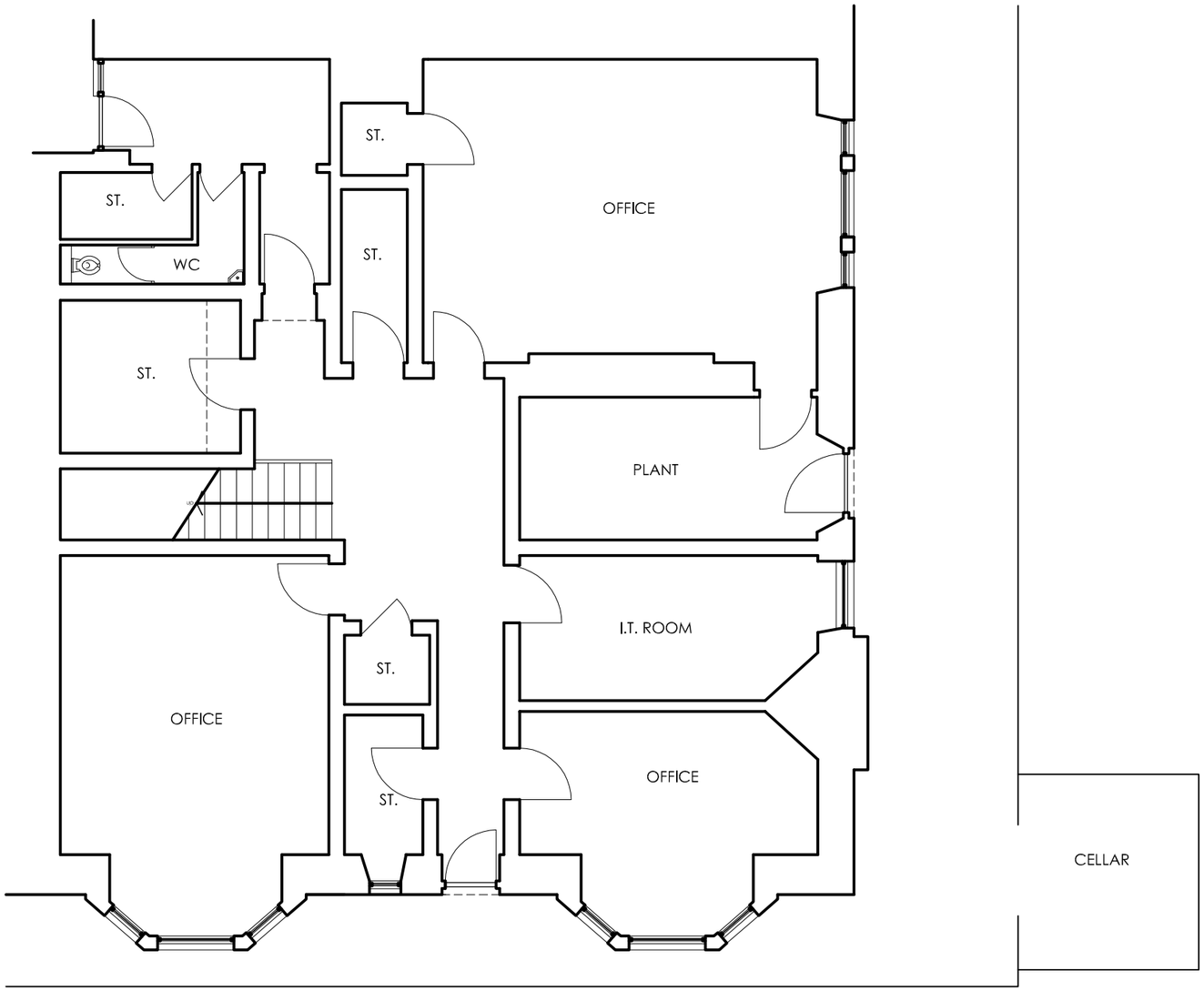
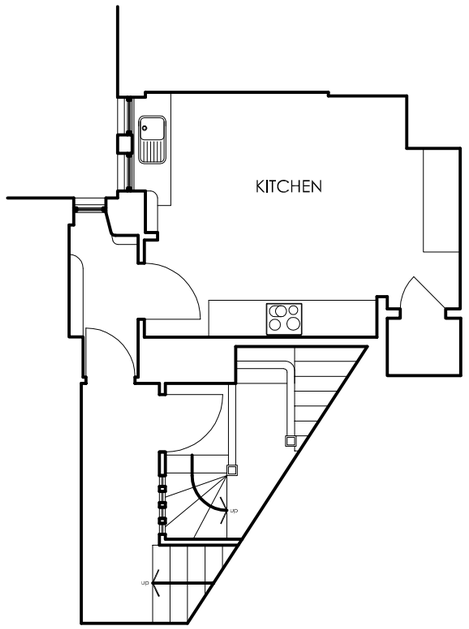


01 LOWER GROUND FLOOR PLAN
1:100



02 GROUND FLOOR HALF LANDING
1:100

SCALE	DATE	DRAWN	CHECKED
varies	Jan '15	SF	LB

PROJECT

Alterations at 38B Drumsheugh Gardens, Edinburgh for Chartered Banker Institute

DRAWING

Existing plans- Basement and Ground floor half landing plan

LYNSAY BELL ARCHITECTURE
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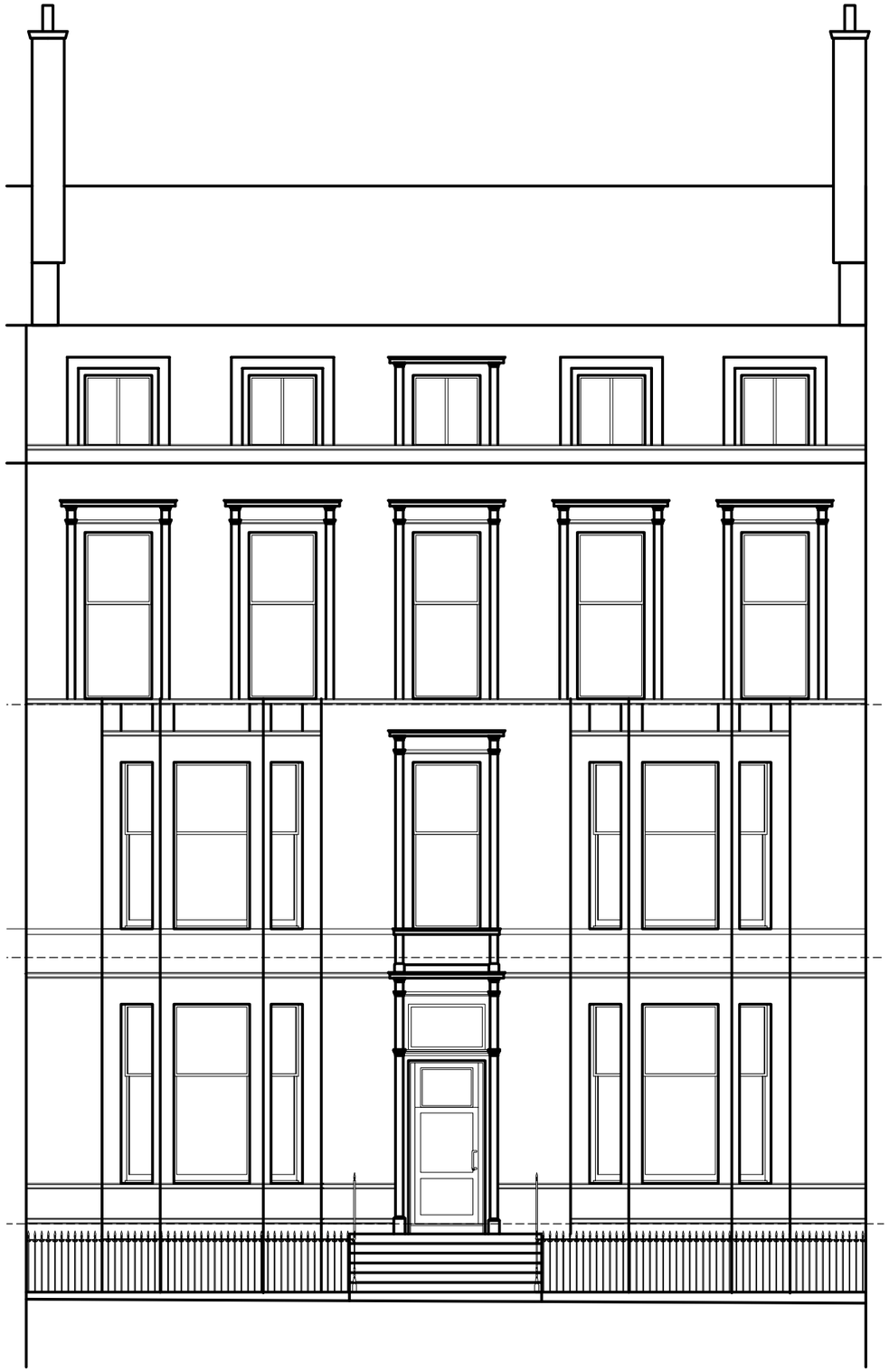

01 EXISTING FRONT ELEVATION
1:100

02 EXISTING FRONT ELEVATION INCL. LOWER GROUND FLOOR
1:100

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REVISIONS

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varies	Jan '15	SF	LB

PROJECT

Alterations at 38B Drumsheugh Gardens, Edinburgh for Chartered Banker Institute

DRAWING

Existing plans
Front elevations

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DRAWING No.

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