

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

8 MALTA TERRACE,  
EDINBURGH,  
EH4 1HR

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Residents  
permit  
only

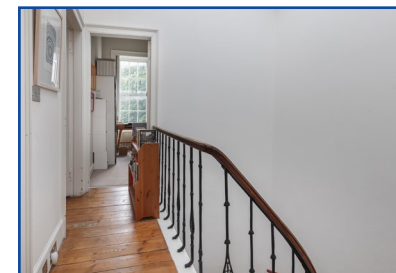
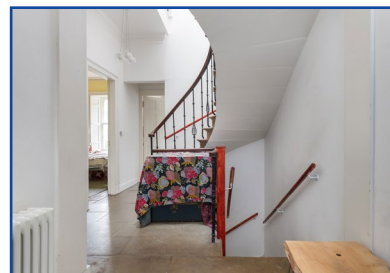
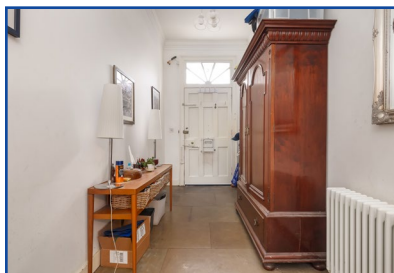
Spanning three floors in the heart of prestigious Stockbridge, this rarely available four-bedroom Category B listed Georgian townhouse presents an exceptional opportunity to create a truly outstanding family home. Rich in elegant period features, the light-filled property offers a versatile layout, a private enclosed rear garden and a charming front courtyard.

A welcoming entrance hall, finished with original flagstone flooring and a crisp neutral décor, sets the tone for the accommodation. To the front, the magnificent sitting room showcases the home's Georgian heritage with impressive sash and case windows overlooking Malta Terrace, high ceilings, intricate cornicing and a striking fireplace. Parquet flooring, picture rails and a refined colour palette create an elegant yet inviting space for relaxing and entertaining. To the rear, a spacious double bedroom and a peaceful study enjoy leafy garden views, while a convenient guest WC completes this level. A sweeping staircase leads to the first floor, where an impressive drawing room takes centre stage. Beautifully proportioned and filled with natural light from triple sash windows with working shutters and individual balconies, the room is further enhanced by exquisite cornicing, high ceilings and a feature marble fireplace. Along the hallway, beneath an original cupola, the principal bedroom offers bespoke fitted wardrobes and a stylish en-suite shower room. A further double bedroom and a well-appointed family bathroom complete the first-floor accommodation. On the garden level, a generously sized dining kitchen forms the heart of the home, opening directly onto the rear garden. Fitted with cream handleless cabinetry and a range cooker, it provides an ideal setting for everyday family life. Adjoining the dining kitchen, the inviting family room provides a warm and comfortable retreat for everyday living. This level also accommodates a further double bedroom, together with a practical utility room and a separate WC. Outside, the enclosed walled rear garden combines a lawn with established borders, creating a peaceful retreat. To the front, a private courtyard provides a second alfresco seating area, while on-street permit parking is available.

**VIEWING: Telephone Solicitors on 0131 225 6229**

### Property features

- Four-bedroom Category B Georgian townhouse
- Magnificent sitting room with fine period details
- Bright drawing room with fine period details
- Study overlooking the rear garden
- Generously sized dining kitchen opening to the garden
- Family room
- Four bedrooms, one with en-suite
- Guest WC x2, utility, and bathroom
- Enclosed rear garden and courtyard
- Gas Central Heating



### Area

Less than a mile from Edinburgh City Centre, Stockbridge is a sought-after and prestigious situated around ten miles south of Edinburgh, Penicuik is among Midlothian's largest towns and offers an excellent range of local shops alongside varied leisure and recreational facilities including Penicuik Leisure Centre. For those who enjoy the outdoors, there are plentiful nearby green spaces, walking and cycling routes, and hillwalking opportunities, with the Pentland Hills close at hand. Midlothian Snowsports Centre is a short drive. The area benefits from highly regarded primary and secondary schooling, that include Cornbank St James Primary School. Penicuik also enjoys frequent public transport connections to Edinburgh and surrounding towns, while the City Bypass is easily accessible, providing links to the wider motorway network, Edinburgh Airport, and the Queensferry Crossing.

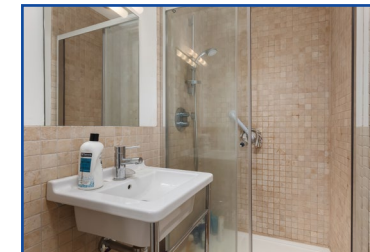
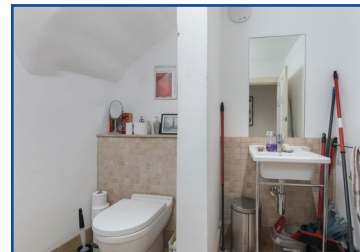
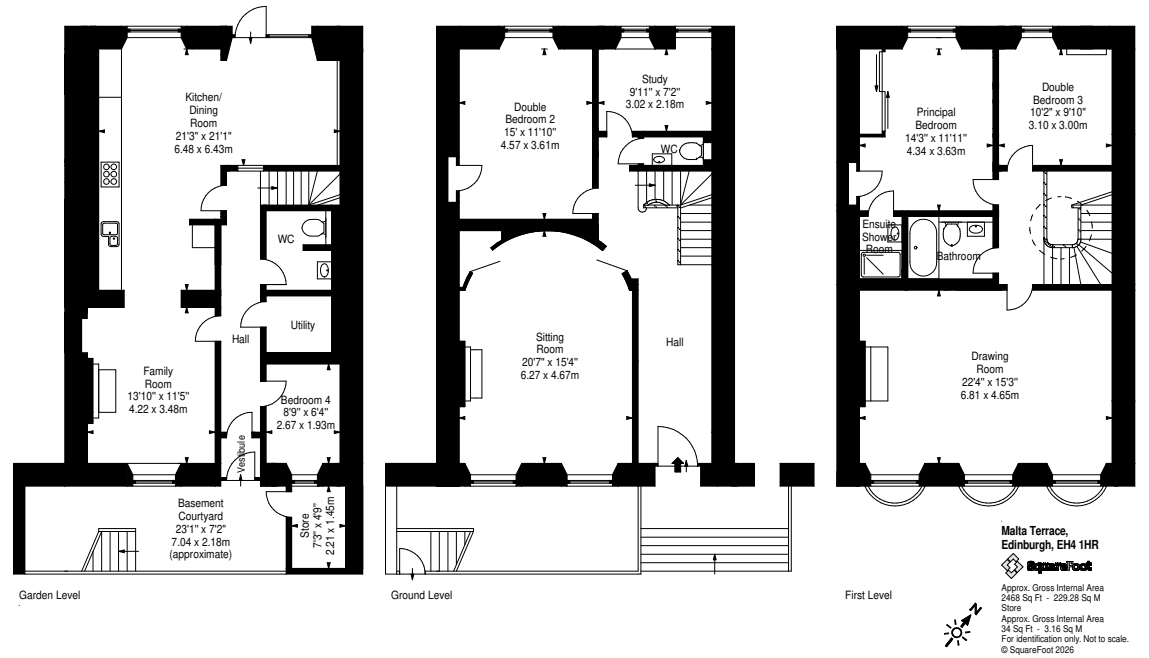
### EPC Rating: C

### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.





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