



Cluny Drive, Edinburgh

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 29 Cluny Drive Edinburgh, EH10 6DT

A handsome five bedroom Victorian villa in sought-after Morningside with a generous private garden and garage.

Haymarket Station 2.3 miles (Glasgow 40 mins),  
M8 (J1) 7.8 miles, Edinburgh Airport 11.1 miles,  
M9 (J1) 12.4 miles, M90 (J1) 15.2 miles, Glasgow  
47.8 miles

Porch | Entrance hall | Lounge | Sitting room  
Kitchen/breakfast room | Dining room | Utility  
Store | Cloakroom | Cellar | Bedroom/Study  
Four further bedrooms | Family bathroom  
Shower room | Gardens | Garage | EPC rating D

### The property

A fine stone built semi-detached home that offers a wealth of elegant, and light filled accommodation arranged over two main floors with a large cellar. Within, the home retains original features including high ornately corniced ceilings, picture and dado rails, thick wooden doors, sash and case windows, and feature fireplaces. The property also offers excellent potential for further value-added renovations.

The bright multi glazed porch with its original mosaic tiled flooring opens into an airy entrance hall which includes a cloakroom/toilet and a staircase to the first floor.

The hall flows into an elegant lounge with a bay window and beautiful fireplace with a striking carved wooden mantle. On the other side of the hallway is the sitting room with an open ornamented gas fireplace and original mantle. Also to the front of the house is a tasteful formal dining room, with a large storage cupboard. There is a modern kitchen with breakfasting area and comprises a wide range of wooden cabinetry, work surfaces and integrated appliances. From here one enters a good-sized utility room which also provides rear garden access via stairs leading down to the large back garden. At the rear of the utility room is a WC. Also via the kitchen is access to stairs leading up

to a fifth bedroom/study.

The first floor landing leads to the principal bedroom and three other well-proportioned double bedrooms with a range of charming period features. There is a family bathroom and an additional modern shower room.

### Outside

The property sits within a well-sized private plot, set back and made private via tall privet hedging enclosing a formal front lawned garden, with a silver birch tree a gravelled shrub border and a seating area. A paved pathway flows to the main entrance, and a tarmac driveway adjacent leads to the detached garage. Additional on-street parking is available. The established walled rear garden features a wide range of neat and well-stocked shrub and herbaceous borders surrounding and dividing a manicured level lawn, with a natural stone terrace beside the home. A rear external door to the house provides access to the capacious and adaptable cellar level.

### Location

The residence is located within a conservation area around 2 miles south of Princes Street in one of Edinburgh's most desirable districts of Morningside. There are excellent local shops, bars and restaurants. Also nearby Bruntsfield offers a thriving cafe culture. There are also cultural amenities, including the King's Theatre and the renowned Dominion Cinema.

Local sporting facilities include several golf courses, rugby and tennis clubs, and beautiful open spaces at Bruntsfield Links, the Meadows, and on the doorstep is the Hermitage of Braid and Braid Valley.

There is a wealth of well-regarded schools close by including George Watson's College, George Heriot's School, and Merchiston Castle School. Haymarket train station and the Edinburgh trams are easily accessible. There are convenient road connections to the M8, M9 and M 90







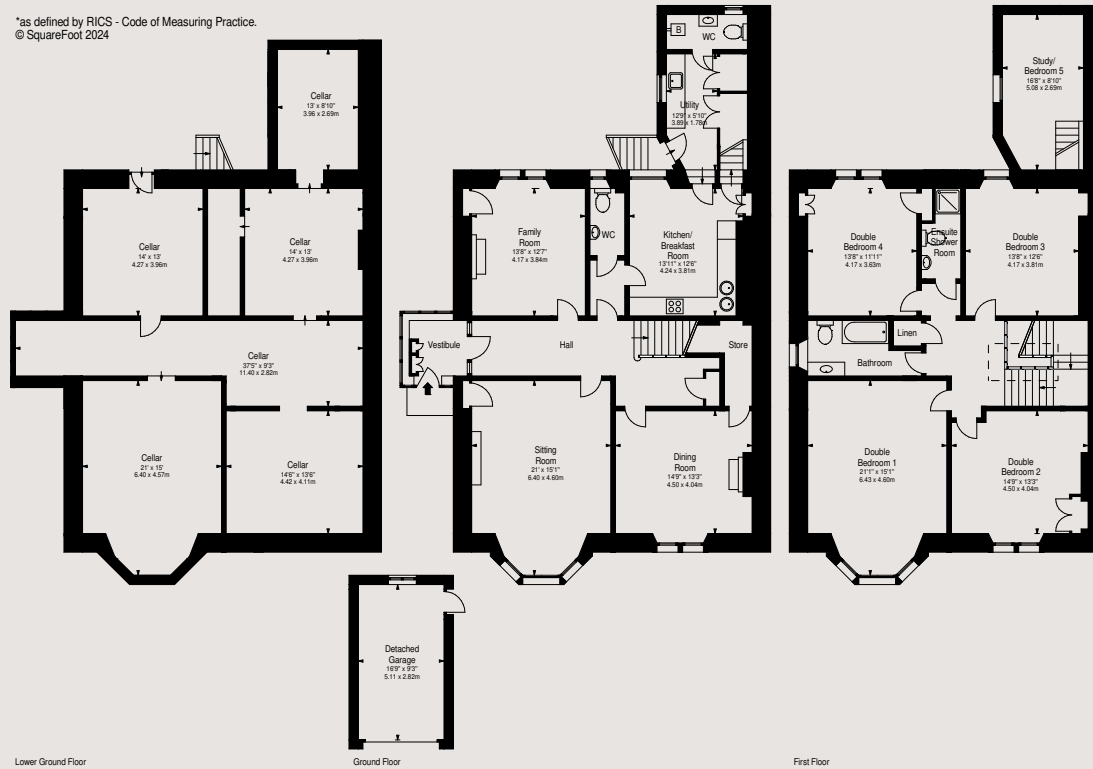
Cluny Drive,  
Edinburgh, EH10 6DT



Approx. Gross Internal Area\*  
2707 Sq Ft - 251.48 Sq M  
Cellars  
Approx. Gross Internal Area  
1340 Sq Ft - 124.49 Sq M  
Detached Garage  
Approx. Gross Internal Area  
155 Sq Ft - 14.40 Sq M

Illustration for identification purposes only.  
Not to scale.

\*as defined by RICS - Code of Measuring Practice.  
© SquareFoot 2024



Lower Ground Floor

Ground Floor

First Floor

## Directions

From Strutt & Parker's Edinburgh office head west on George Street, turn left Charlotte Square, proceed to Princes Street and turn left onto Lothian Road (A700). Continue for around half a mile and follow the A702 for a further 1.4 miles before turning left onto Cluny Gardens. In 0.2 miles, turn right onto Braid Avenue/Cluny Drive, where the property will be found on the left.

## General

**Local Authority:** City of Edinburgh Council

**Services:** Mains electricity, gas, drainage, and water.

**Council Tax:** Band H

**Fixtures and Fittings:** Principal bedroom wardrobes and curtains, Dining room curtains, white goods in kitchen and utility room and all carpets included.

**Tenure:** Freehold

**Offers Over:** £1,150,000

## Edinburgh

76 George Street, Edinburgh EH2 3BU

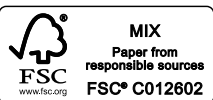
**0131 226 2500**

edinburgh@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,  
including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited