



26

THE PENTHOUSE | 26 SUNBURY STREET | EDINBURGH





An immaculate and beautifully presented four bedroom penthouse apartment within an exclusive gated development occupying a tranquil position by the Water of Leith, yet only moments from the bustling city centre.





The property offers spacious and contemporary living accommodation and further benefits from four outdoor terraced areas with stunning views over the Dean Conservation Area. There is direct access by lift and four secure underground parking spaces.



The Penthouse  
26 Sunbury Street  
**Edinburgh**





### Situation

Sunbury Street is a lovely quiet street that forms part of the Dean Village Conservation Area. It is surrounded by an abundance of amenities including the Dean Art Gallery, the Gallery of Modern Art, various churches, a library, swimming pool and community centre. There is a variety of local shops for everyday needs in addition to a Waitrose store in Comely Bank and a Sainsbury's supermarket in Blackhall. Excellent schools including St George's school for girls, Mary Erskine and Stewart Melville are also nearby. The property is within walking distance of Princes Street and yet the Water of Leith valley provides a delightful rural atmosphere.

26/4 Sunbury Street enjoys exclusive use of the second floor, with the entrance to the apartment being accessed via either the lift or communal stair to its own private floor. The penthouse offers 360 degree views and occupies a prime position within this tranquil enclave with wrap around balconies and sun terraces ideal for outside entertaining. Offering fluid and luxurious accommodation arranged over two floors featuring stunning finishings and exemplary attention to detail throughout, including; Italian tiled flooring, underfloor heating, stylish bathrooms, SONOS in most rooms, lutron lighting, and stunning kitchen all equate to the modern and contemporary feel of this beautiful apartment.

- Entrance vestibule
- Hallway flooded with light and stylish tiled flooring
- Open plan triple aspect sitting room/dining room, separated by contemporary gas fire, south facing Juliette balcony, west facing sun terrace with views to the south, west and north.
- Kitchen/breakfast room featuring Corian central island unit with moulded sink and breakfast bar  
Appliance's include: Gaggenau American fridge/freezer with ice machine, Meile integrated appliances: Oven, steam oven, microwave, coffee machine, dishwasher, five ring induction hob with Elica extractor fan above and wine cooler. The kitchen is complimented by floor to ceiling windows with glass Juliette balcony overlooking the Water of Leith and a south east facing balcony
- Snug adjacent to the kitchen
- Guest cloakroom with WC and wash hand basin set within a stylish vanity unit.
- Glass stairs lead down to the bedroom accommodation.
- Utility room with Siemens washing machine and tumble drier
- Master bedroom with stunning south and east facing balcony from which to enjoy the morning and afternoon sun
- Dressing room off with excellent fitted wardrobes with both hanging and drawer space
- Bathroom area with free standing contemporary bath with LED TV
- Fully tiled with mosaic tiling wet room with double showers with feature lighting, his and hers wash hand basins and WC
- Double bedroom with fitted wardrobes and Jack and Jill en suite bathroom with bath, WC and wash hand basin
- Double bedroom three, with fitted wardrobes and en suite shower room with double drench shower and WC
- Bedroom four/study
- Large storage cupboard
- Four terraces
- Four secure underground parking spaces
- Secure storage within underground parking
- Retractable glass awning, covering the principal south/west facing terrace

This property is an exceptional example of contemporary living within a peaceful setting moments from all the benefits of city centre living.

#### General Remarks

#### Fixtures and Fittings:

All light fixtures and fittings and fitted carpets are included within the sale price.

#### Services:

Mains water, mains drainage, gas, electricity, and telephone (subject to BT regulations).

#### Postcode

EH4 3BU

#### Outgoings:

Council Tax Band Category G

#### EPC: C

#### Viewing:

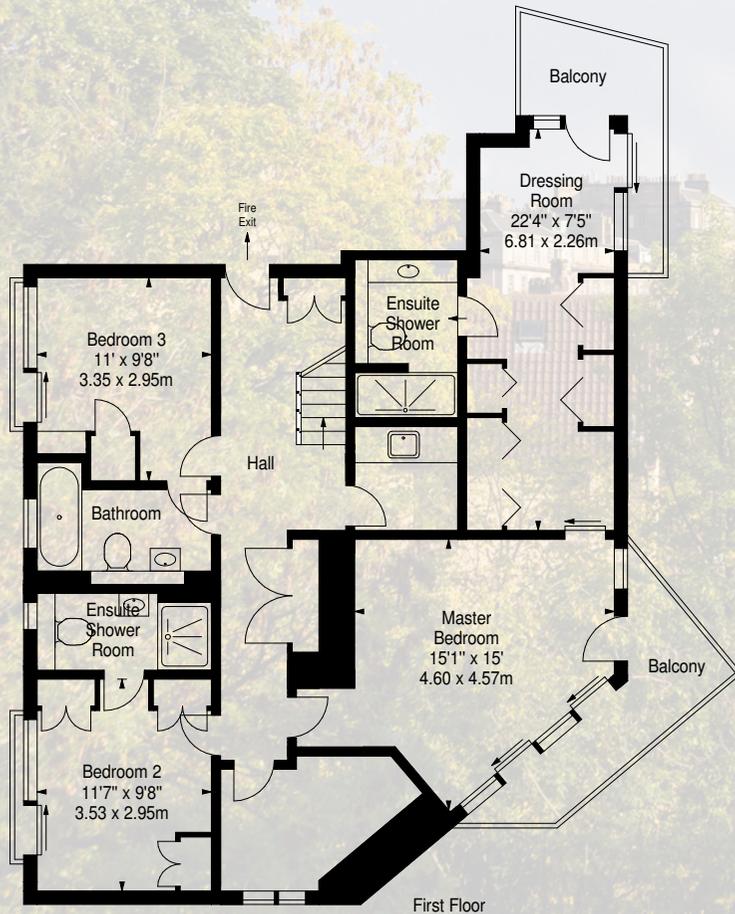
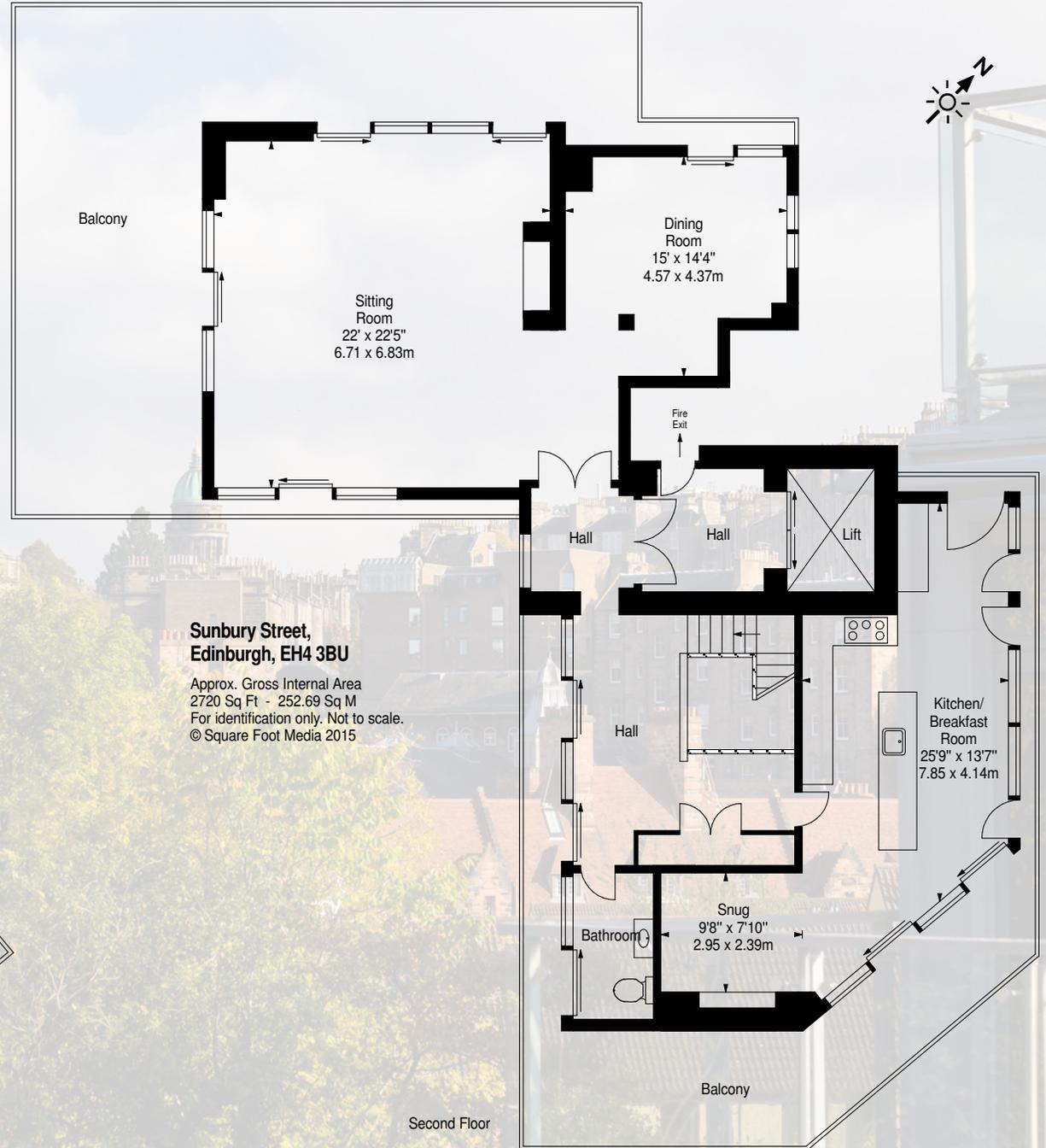
By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh, EH3 6DH Tel: 0131 220 4160.

#### Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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 mis-statement 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.

Particulars prepared October 2015 – First Issue









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