

9-12

DRUMSHEUGH  
GARDENS

# KEY HIGHLIGHTS

- Rare opportunity to acquire three interlinked townhouses with a further adjacent townhouse
- Prestigious West End address
- Close proximity to city centre amenities
- 10 rear car parking spaces, 4 with EV charging, and a further 2 garaged spaces.
- 35,698 sq ft total
- For sale as a whole or in two lots; Nos. 9-11 and No. 12



[▶ PLAY VIDEO](#)



● LOCATION ●

## THE AREA

RARE OPPORTUNITY TO  
PURCHASE FOUR TOWNHOUSES  
IN EDINBURGH'S SOUGHT  
AFTER WEST END.

Located within Edinburgh's prestigious West End, Drumsheugh Gardens is renowned for its striking late Victorian era architecture. The area is designated part of Edinburgh's UNESCO World Heritage Site as well as the "New Town" Conservation Area. Drumsheugh Gardens (the street's namesake) are also protected as part of the "New Town Gardens" register of Gardens and Designed Landscapes which are to be preserved for future generations. The properties benefit from use of these private gardens.

The street itself is primarily made up of residential dwellings, but is home to two highly regarded hotels, The Bonham Hotel and The Resident, with the latter recently opening.

Edinburgh's city centre core between Princes Street and George Street is around 0.3 miles away and together they form the main retail parades of the city, home to a range of national and international brands. At the east end of Princes Street lies the landmark St James Quarter, a £1bn mixed-use development which is home to over 850,000 sq ft of retail space with over 30 restaurants and leisure venues. Notable occupiers include John Lewis, H Beauty, Zara, H&M and Next. The scheme is also home to Scotland's first W Hotel.

9-12 | DRUMSHEUGH GARDENS ● FOR SALE



# AT HOME IN THE WEST END

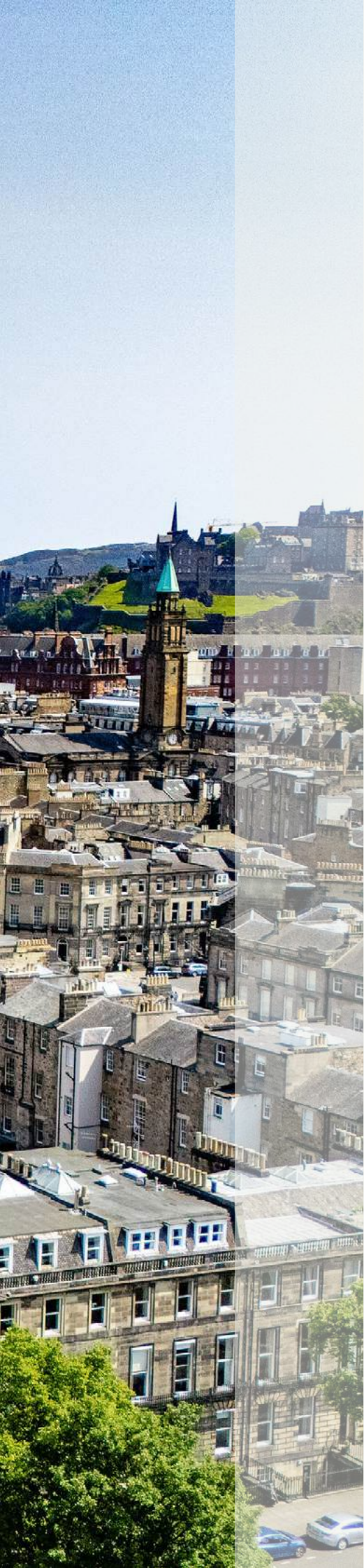
As the West End is one of the most desirable places to live in the city, Drumsheugh Gardens is well placed to take advantage of the area's wealth of shops, eateries and leisure facilities. Nearby Queensferry Street and William Street are home to an abundance of local bakeries, pubs and cafes alongside renowned hair salons and independent boutiques. The wider area is also home to numerous yoga, fitness and dance studios.

The Water of Leith path can be accessed nearby at Dean Village and Belford Bridge providing excellent walkways which connect to neighbourhoods including Stockbridge. Stockbridge is c. 0.75 miles from Drumsheugh Gardens and has a bustling high street with many independent shops and eateries. There are also local sports facilities at The Edinburgh Sports Club which is c. 0.5 miles away and provides tennis, squash, padel and gym facilities.

Drumsheugh Gardens is well located for access to Edinburgh's breadth of cultural venues including the Modern Art Galleries and the Usher Hall and Traverse Theatre. The Johnnie Walker Experience on the corner of Princes Street is only 0.3 miles with the Edinburgh Filmhouse only 0.6 miles away and which has recently reopened following a significant refurbishment.

Drumsheugh Gardens is well located within the catchments for excellent local schooling at Flora Stevenson Primary School and Broughton High School as well as a wealth of acclaimed private schools including Fettes College, The Edinburgh Academy, St. George's and Erskine Stewart Melville Schools.





# A PLACE TO WORK

Edinburgh is the UK's second largest financial market outside of London and attracts many employers ranging from traditional sectors such as finance and the legal sector through to technology firms and creative services.

The West End's traditional cellular townhouses are home to several office occupiers including Johnston Carmichael, Bonhams and Beer 52. The area is also known for its high concentration of consulates which represent their sovereign states abroad.

There have also been significant schemes in the city centre in recent years with refurbishing townhouses to provide serviced office accommodation, addressing the distinct lack of high quality serviced options for occupiers seen in the market. One notable example is The Auction Rooms at 22 Queen Street which opened in 2024 following an extensive refurbishment.

# A CONNECTED PLACE

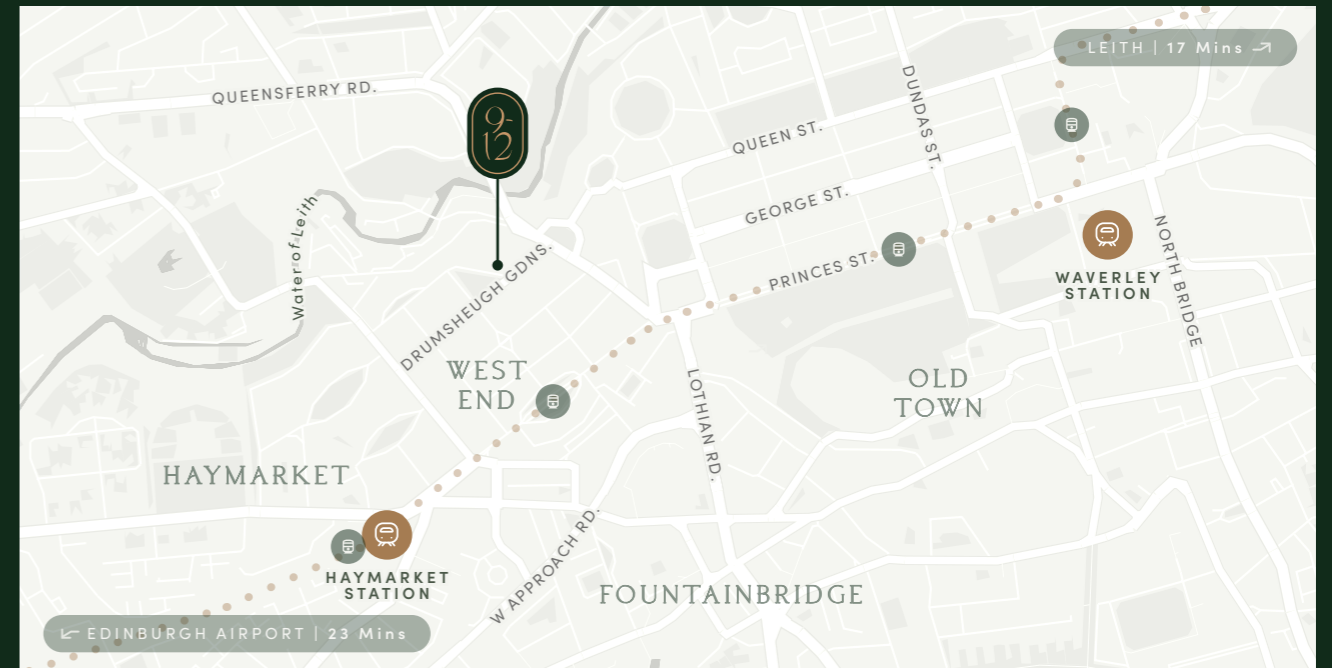


Drumsheugh Gardens is well serviced by buses with many of the city's bus routes travelling along Queensferry Street, Shandwick Place or Lothian Road which are all between 0.2 - 0.4 miles away. These services reach most of Edinburgh's residential neighbourhoods and employment hubs as well as

extending into the Lothians and Fife. The Airlink bus runs from Shandwick Place, around 0.3 miles from the subjects, to Edinburgh International Airport approximately every 10 mins with a journey time of c.20 minutes.



The West End tram stop is also located on Shandwick Place with services extending from Leith and Newhaven in the north, through St Andrew Square and Princes Street in the city centre out to Edinburgh International Airport in the west, with a journey time to the airport of under 30 minutes.



TRAIN STATION



TRAM LINE



TRAM STOP



Haymarket train station is located 0.6 miles from the properties and offers regular services to Glasgow, Aberdeen and Inverness as well as to commuter hubs including Stirling, Perth and Fife. Being located on the east coast mainline, it also offers direct services to London in c.4.5 hours.

Edinburgh International Airport is Scotland's largest and busiest airport, welcoming 15.8m passengers in 2024 and offering in excess of 150 destinations including Dubai, Beijing & New York City. The airport also services frequent commuter routes to London, Frankfurt, Paris & Amsterdam.

# A PROPERTY WITH DISTINCTION

The properties comprise three interlinked Category B Listed Victorian townhouses at 9-11 Drumsheugh Gardens with a fourth individual townhouse at 12 Drumsheugh Gardens. Each townhouse is arranged across five floors from basement to third floor.

Nos. 9-11 are currently occupied as office accommodation with interlinked access from each floor. There are two passenger lifts in No. 9 servicing Nos. 9-11 with the first servicing all floors and the second servicing the garaged parking spaces down to the basement level. No. 12 also has a passenger lift which services every floor and an external disabled access lift to the rear connecting the parking spaces to the basement level. Each townhouse retains their original staircase for primary circulation.

The properties date from the late 1800's and retain many of their original Victorian features including cupolas, fireplaces, ornate cornicing and panelling. There is also decorative plaster strapwork to some ceilings. The first floor principal rooms in particular have grand high ceilings and intricate features. There are a total of 37 offices in Nos. 9-11 ranging from 1/2 desks per room up to larger principals rooms accommodating 8 desks.

There are also numerous meeting and break out spaces including training rooms, meetings rooms and boardrooms. There are seven tea preps and kitchens with a minimum of one per floor. There are also numerous WCs and showers throughout the building with WCs on each floor.

No. 12 is currently vacant but has been used as office accommodation in the past. There are 13 office spaces across the property with kitchens/tea preps on all floors except the first and WCs on each floor except the ground and first floors.

The properties are connected to all services and are heated through gas-fired boilers.

There are separate plant rooms for Nos. 9-11 and No. 12. At the back of the properties there are 12 private parking spaces, two of which are within a secured garage linked by stairs and the service lift to No. 9's basement.



12 DRUMSHEUGH GARDENS



9-11 DRUMSHEUGH GARDENS

# ACCOMMODATION

	sq ft	sq m
BASEMENT	9,524	884.85
GROUND FLOOR	6,940	644.75
MEZZANINE	618	57.43
FIRST FLOOR	6,725	624.78
SECOND FLOOR	5,945	552.35
THIRD FLOOR	5,945	552.27
TOTAL GROSS INTERNAL AREA	35,698	3,316.43

# GROUND FLOOR



Full floorplans are available in the dataroom, please contact agents for access.





# PLANNING & POTENTIAL USES

The townhouses were originally constructed as residential dwellings however are currently used as offices (Class 4 – Business).

The properties would be suitable for continued use as office premises or for a range of alternative uses to include residential and hotel that would be in keeping with the mixed use nature of the area. Any change of use would be subject to obtaining the necessary consents.

The properties are Category B listed and sit within the UNESCO World Heritage Site designation, as well as the New Town Conservation Area.



## TECHNICAL INFORMATION

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Technical information for the properties is available within a dataroom with access provided upon request to Savills.

## METHOD OF SALE

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The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole or in two lots: No.9 – 11 and No.12. We invite all offers, including those which are subject to planning. Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information. The properties are sold with vacant possession.

## EPC RATING

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9-11 Drumsheugh Gardens: C (43)

12 Drumsheugh Gardens: F (99)

## VIEWINGS

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Please note that access to the properties is strictly by appointment only with Savills. Please contact the viewing agents listed on the reverse.

## VAT

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The properties have not been elected for VAT.

## RATEABLE VALUE

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The rateable values for the properties according to the Scottish Assessors (effective April 2023) are as follows:

9-11 Drumsheugh Gardens: £303,000

12 Drumsheugh Gardens: £89,200



# DRUMSHEUGH GARDENS

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## CONTACT

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