

THE MODERN HOUSE



Edinburgh
Sold

Morton Street

A masterful exercise in natural light and natural materials, this exquisite three-bedroom home extends the ground level of a Victorian townhouse in Edinburgh's highly sought-after Portobello neighbourhood. Sensitively extended in 2017, to the designs of Calum Duncan Architects, the living spaces unfold across 1,080 sqft internally; modern finishes are artfully paired with lovingly retained period details and a playful application of colour. Private gardens have been thoughtfully landscaped by Nick Burton with prairie-style planting, grasses and herbaceous perennials bursting from corten steel beds and borders. Numerous wild swimming spots and a wood-fired sauna are within minutes' walk along the beach and promenade, while the city's cultural and culinary highlights can be reached in 15 minutes by car or by train from nearby Brunstane station.

We've written about life in this house in more depth.

THE MODERN HOUSE



Morton Street

The Architect

Calum Duncan, an accredited Passive house designer, RIBA Conservation and RIAS Sustainability accredited architect, has over 20 years' experience, working on four RIBA award winning projects including the Stirling Prize shortlisted Dance Base in Edinburgh's Grassmarket. His award-winning practice works on projects across Scotland with a variety of private and public clients, as well as community organisations, valuing efficient, beautiful design that stands the test of time.

The Tour

Morton Street is a quiet residential road, with sea views and the wide-open space of Joppa Quarry Park nearby. Brunstane train station, connected by Borders railway to Edinburgh Waverly, is a nine-minute walk away, and at the foot of the hill lies the beach and promenade.

Set back from the road by a walled garden, the primary entrance is set within the honeyed stone façade of the 19th century Victorian town house. Period features define the entrance hall: high ceilings, original floorboards running underfoot, and walls washed in the soft pink of Farrow & Ball's 'Setting Plaster'.

To the immediate left of the arterial hallway lies the studio, which could also be used as a third bedroom: a room of generous proportions with a large triple bay window bringing excellent light throughout the day and grey polished plaster adding a tactile feeling to the walls. A Morso multi-fuel stove is set within a cast Jesmonite fire surround, bringing winter warmth and a wonderful sculptural focal point to the room, pairing seamlessly with the original cornicing and ceiling rose.

Moving through the house, clever interventions weave playfully through the interior architecture. A walk-in library has been built into a cloakroom to one side of the hallway, leading through to a series of interconnected living spaces unfolding across the easterly side of the plan. The central living room is versatile in its layout, with seating and socialising areas coalescing around a large fireplace and a second Morso multi-fuel stove. The original markings etched into the hearth's stone nod to the home's rich historical context, accenting the modern polished plaster walls.

Deep skylights borrow light from above, leading through to the extended section of the house. Douglas Fir runs through with material continuity, defining ceiling beams, window fins and a beautiful fixed dining bench. Bespoke kitchen units run the opposite wall, and cabinetry has been finished in polished Valchromat with Hi-MACS worktops, and a ribbon of fenestration frames leafy views. A wall of timber-framed, triple glazing is inset at an angle, forming a visual juncture of inside and outside space, opening this section of the house onto the garden in warmer months while inviting an excellent quality of natural light.



Scotland
Sold

THE MODERN HOUSE



Scotland
Sold

Morton Street

The main bedroom is a quiet and peaceful room on the southerly side, with a long sash window opening onto an inner courtyard. Douglas Fir forms the fireplace, and a wall of original cabinetry provides plenty of storage. A dramatic pitch brings volume and light to the second bedroom, which looks out to the garden. The family bathroom is full of personality, finished with reclaimed sanitaryware, fixtures and fittings, and exposed copper pipework.

Outdoor Space

The gardens form an integral part of the overall experience of the home, with every inch of outdoor space thoughtfully considered. Stained Larch from Russwood forms the external cladding across the rear elevation and continues across the decking. This elevated platform is a lovely spot to enjoy a meal or sundowner in the warmth of the evening light.

Stepping down, paths weave through the landscaping. Corten beds and cast shuttered concrete planters are chock-full of perennial plants; flowers and grasses provide consistent colour and kinetic energy through the changing seasons. Raised beds provide space for self-sufficient growing, with a productive array of vegetables, flowers, and fruit. A gate leads to a side passage and three sheds for external storage.

The Area

Portobello/Joppa is a highly sought-after residential area of Edinburgh, and Morton Road is ideally positioned between the beach and Joppa Quarry Park. Historically a town in its own right, Portobello is characterised by Georgian and Victorian architecture which is protected by a conservation area which covers the whole suburb.

The area has a lively and welcoming neighbourhood feel and is full of independent businesses, all within easy walking distance. The Beachhouse and The Little Green Van are the best spots for coffee and Twelve Triangles is known for its award-winning sourdough. Root Down is a great local greengrocer, while Finlays and Williamsons are go-tos for fresh meat and fish. Smith and Gertrude has a good selection of natural wine and Civerinos, a five-minute walk along the promenade, is ideal for a pizza slice, enjoyed on a deck chair overlooking a bonfire.

There's a curated collection of vintage furniture at Friday Street, and The Portobello Bookshop, a renowned independent bookshop and venue, is also within easy reach. Velow, renowned for its custom-made bikes, is also nearby, alongside Tribe, a lively co-working space and events venue. There is also a community cinema.

Wild swimming is a huge draw to the local area, with Portobello Beach considered Edinburgh's most famous outdoor swimming venue, and plenty of dipping points at Cramond Beach, Wardie Bay and the reservoirs in the Pentland Hills which overlook the capital from the south and south west.

THE MODERN HOUSE

*Scotland
Sold*

Morton Street

Kayaking, rowing, and sailing clubs are all nearby, alongside the Portobello Swim Centre which is on the promenade. Built in 1898, it comprises swimming pools, a gym and fitness studio, and Edinburgh's only authentic and publicly available Turkish bath, one of three remaining in Scotland. There is also a golf course just five minutes' drive from the home.

The location is incredibly well-positioned for the highlights of the city centre and its exciting independent food scene. Edinburgh's five Michelin-star restaurants can be easily reached, including Timbryard, The Little Chartroom, and The Scran and Scallie.

Edinburgh is equally well-regarded for its year-round programme of cultural activity, world-class exhibitions and music events, an emerging art and design scene and the city's world-class Fringe festival. The Modern Art gallery and One and Two are among the city's many cultural highlights.

The house is in the catchment area for the local primary school Towerbank, situated by the promenade, and there are some excellent secondary schools nearby including Portobello High School, which is a 15-minute walk away, and Boroughmuir High School, James Gillespie's High School and St Thomas of Aquin's High School elsewhere in Edinburgh.

With good connections to the A1 and M8, Glasgow can be reached in an hour by car. The 26 bus runs from the bottom of Morton Street into the city centre in 30 minutes and a direct train service runs from Brunstane to Edinburgh Waverly in under 10 minutes. The East Lothian coastline and exceptional beaches at Gullane, Yellowcraigs, Seacliff and Tynninghame are 30 minutes drive away. Edinburgh International Airport is reachable in 30 minutes by car or an hour by public transport.

Council Tax Band: E

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.