



**lindsays**

19/9, South Gray Street,  
Newington, Edinburgh, EH9 1TE

*"Commanding superb panoramic views, a stunning duplex apartment forming part of a modern courtyard development with landscaped grounds and secure private parking"*

- Superb location surrounded by a wealth of amenities
- Welcoming reception hall
- Elegant sitting room with delightful rooftop views across the city skyline to the Pentlands
- Contemporary kitchen/breakfast room with integrated appliances and views to the courtyard
- Principal bedroom with fitted wardrobes, en suite bathroom and private balcony
- Two further double bedrooms
- Bedroom four currently dining room
- Second bathroom with shower
- Ample cupboard space throughout including private attic
- Gas central heating
- Double glazing
- Secure door entry system

EPC Rating C

**OFFERS OVER £530,000**



## Description

Forming part of an exclusive landscaped development with secure private parking, this superb duplex apartment extends over second and third floor levels and offers around 1,521 square feet of flexible living space with the emphasis on space, light, modern convenience and timeless design. Commanding superb rooftop views to the Pentland Hills, the elegant sitting room offers plenty of space to entertain, as does the adjacent formal dining room which could also be used as a fourth bedroom. Also on second floor level is a further comfortable double bedroom with fitted wardrobes, a stylish fitted kitchen/breakfast room with integrated appliances and an extensively tiled and fitted family bathroom with separate bath and shower. Upstairs, there is a further double bedroom and the stunning principal bedroom with fitted wardrobes, en-suite bathroom with separate bath and shower and private balcony offering views to Arthur's Seat and Salisbury Crags. There is excellent storage throughout including a large attic and there is also gas central heating, double glazing and a secure door entry system. The development is factored by James Gibb to whom a quarterly fee of approximately £250 is payable which covers stair cleaning and lighting, gardening, a block Insurance Policy Premium and some repairs.

## Area

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat and the wonderful open spaces of Holyrood Park, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance, including The Royal Commonwealth Pool and Gym which offers a wide programme of activities. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are all easily accessible

## Viewing

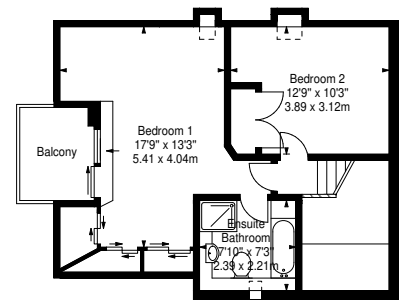
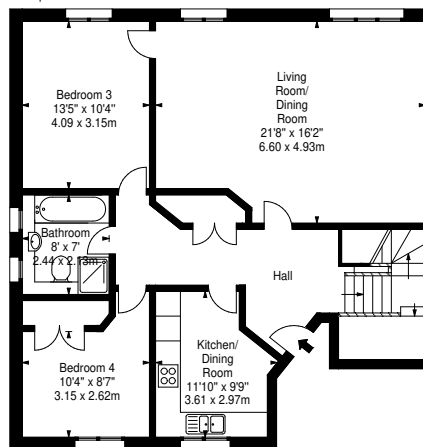
by appointment contact Lindsays



South Gray Street, EH9 1TE



Approx. Gross Internal Area  
1521 Sq Ft - 141.30 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.