

SIMPSON & MARWICK



9 Craigmillar Park, Newington, Edinburgh, EH16 5PF



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EPC: D (63)

Council Tax - H

Elegant four-bedroom period home with generous living space in sought-after Newington



- Four-bedroom period home
- Bright dual-aspect sitting room
- Feature log burning stove
- Spacious kitchen/diner
- Four first-floor bedrooms
- Attic room with en suite
- Sunny rear garden
- Double driveway parking
- Gas central heating
- Sought-after Newington location



The ground floor opens with an entrance vestibule leading into an internal hallway, setting the tone for this impressive period home. To the front, the sitting room is bright and spacious with a dual aspect, bay window, feature log burning stove, and attractive period cornicing. The dining room also enjoys period detailing alongside a feature gas fireplace and useful storage. A versatile home office, which could serve as a guest bedroom, provides additional flexibility. To the rear, a well-appointed kitchen/diner offers dual aspect light and is fully fitted with integrated appliances, with access through a rear hallway to the garden. A WC and a utility room completes the ground floor accommodation.



On the first floor, a landing with period cornicing leads to four well-proportioned double bedrooms. The principal bedroom is particularly spacious with dual aspect windows, feature fireplace, period detailing and a bay window. The remaining bedrooms all offer good proportions, with one benefiting from an Edinburgh press cupboard. A family bathroom, fitted with a three-piece suite and over-bath shower, serves this level. A dressing room provides additional practicality and includes staircase access to the attic level.



The second floor comprises an attic room, historically used as a double bedroom, now ideally suited as extensive additional storage space, along with an en suite shower room.

The property further benefits from a mix of double glazing and secondary glazing to some single-glazed windows, gas central heating, a large sunny rear garden with patio area, and a generous side and front garden with a double driveway, providing private off-street parking for two cars.

Location

Situated in the highly desirable Newington area of Edinburgh, the property enjoys an excellent position just south of the City Centre. Newington is renowned for its excellent range of local amenities, including independent shops, cafés, and restaurants, as well as larger supermarkets. The area is particularly popular with families and professionals due to its proximity to well-regarded schools and the University of Edinburgh. There are excellent transport links into the City Centre and beyond, while nearby green spaces such as Holyrood Park and Arthur's Seat offer superb opportunities for outdoor recreation.



Fixtures and Fittings

Garden furniture, selected curtains and all blinds, light fittings and fitted floor coverings will be included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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Approx. Gross Internal Area:
2777.09 Sq Ft (258 Sq M)

For Identification purposes only. Not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		