



16A/2 Minto Street,  
Edinburgh, EH9 1RQ



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## 16A/2 Minto Street, Edinburgh, EH9 1RQ

A truly exceptional four-bedroom double upper apartment, set within a magnificent Georgian building that was sympathetically converted in 2019, seamlessly blending period grandeur with sleek contemporary design.

Occupying a prestigious position on desirable Minto Street, this stunning home offers an outstanding level of accommodation over two floors, combining elegant architectural features with luxurious modern interiors. Finished to a high specification throughout, the property delivers sophisticated city living in one of Edinburgh's most sought-after residential locations.

At the heart of the home is an impressive open-plan lounge, dining and kitchen space, creating a superb environment for both everyday living and entertaining. Flooded with natural light, this stylish room showcases the property's unique fusion of classic proportions and contemporary design. The high-quality kitchen is beautifully appointed with premium cabinetry, sleek work surfaces and integrated appliances, providing both functionality and style.

The generous accommodation comprises four well-proportioned bedrooms, offering flexibility for families, professionals working from home, or those seeking guest accommodation. The principal bedroom has a balcony with views of Arthur's Seat and also enjoys the added luxury of direct access to the contemporary bathroom, which can also be accessed from the hallway in a practical Jack-and-jill arrangement. A separate, beautifully finished shower room serves the remaining accommodation.

Further benefits include gas central heating, quality fixtures and fittings throughout, and excellent storage.

Externally, the property enjoys the rare advantage of an exclusive private parking space, adding further appeal to this remarkable city residence.

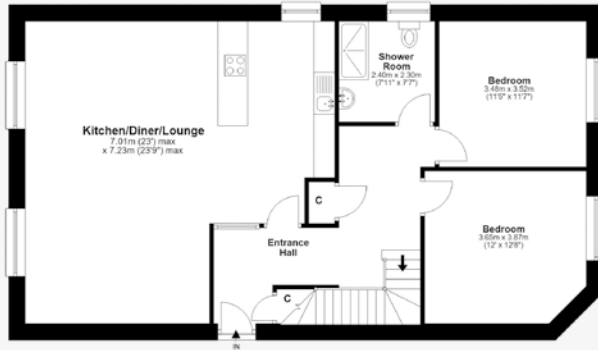
Combining Georgian elegance, modern luxury and an enviable location, this outstanding double upper apartment presents a rare opportunity to acquire a truly distinctive Edinburgh home.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, stair cleaning and buildings insurance. The current factor is James Gibb with a monthly/quarterly/yearly payment of approximately £115.

Newington is a sought after area located to the south east of Edinburgh, well served by frequent bus services offering easy links into Edinburgh city centre. The open green spaces of The Meadows, Holyrood Park and Arthur's Seat are close by offering recreational space, walks and running trails just a short walk from the property. Newington benefits from excellent local shopping facilities on nearby South Clerk Street, the area is also home to numerous restaurants and coffee shops. Edinburgh University and Cameron Toll shopping centre, with a large Sainsbury's supermarket, is also within easy reach. In addition to frequent public transport links into the city centre, Newington also offers easy access south to the Edinburgh City Bypass, A1 and central Scotland motorway network.



Ground floor



First floor

## Accommodation

|                       |               |                  |
|-----------------------|---------------|------------------|
| Lounge/diner/kitchen: | 7.24m x 7m    | (23'9" x 23')    |
| Bedroom 1:            | 5.38m x 3.63m | (17'8" x 11'11") |
| Bedroom 2:            | 3.48m x 3.53m | (11'5" x 11'7")  |
| Bedroom 3:            | 3.86m x 3.66m | (12'8" x 12')    |
| Bedroom 4:            | 4.4m x 3.7m   | (14'5" x 12'2")  |
| Bathroom:             | 3.15m x 1.85m | (10'4" x 6'1")   |
| Shower Room:          | 2.3m x 2.16m  | (7'7" x 7'1")    |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

**Aberdein Considine**  
**40-44 Elm Row, Edinburgh, EH7 4AH**  
**47 Lothian Road, Edinburgh, EH1 2DJ**

**edi@acandco.com**  
**acandco.com**  
**0131 222 9000**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



**Aberdein Considine**