



12/3 Suffolk Road

Newington, Edinburgh, EH16 5NR



VMH ESTATE AGENTS



Bright and spacious 2nd floor flat with 2 double bedrooms in highly sought-after location

- Spacious bay windowed sitting room
- Well equipped kitchen with dining area
- 2 double bedrooms
- Modern shower room
- Versatile box room
- Open outlook, front and rear
- Extensive roof works 2016 - 2018
- Permit & unrestricted parking
- Double glazing
- Gas central heating (new boiler 2026)

Offers Over :
£385,000



Further information can be found in the home report.



About the Property

Forming part of a traditional Victorian terrace, this 2nd floor apartment with 2 double bedrooms offers, bright and well-proportioned accommodation within a highly sought-after residential location.

Freshly decorated and well-presented to the market in walk-in condition this attractive home, perfectly combines generous room proportions with modern condition and a practical layout suited to small families, professionals and first-time buyers.

The welcoming entrance hallway provides access to a bright bay-windowed sitting room, enjoying a fantastic open outlook. There are two double bedrooms, positioned to the front and rear of the property, a modern shower room which was refitted in 2021 and a well-equipped kitchen features a spacious dining area. The property also benefits from excellent storage with a large box-room, as well as double glazing throughout and a new combi boiler was installed in 2026 and comes with a 10-year warranty.

Extras

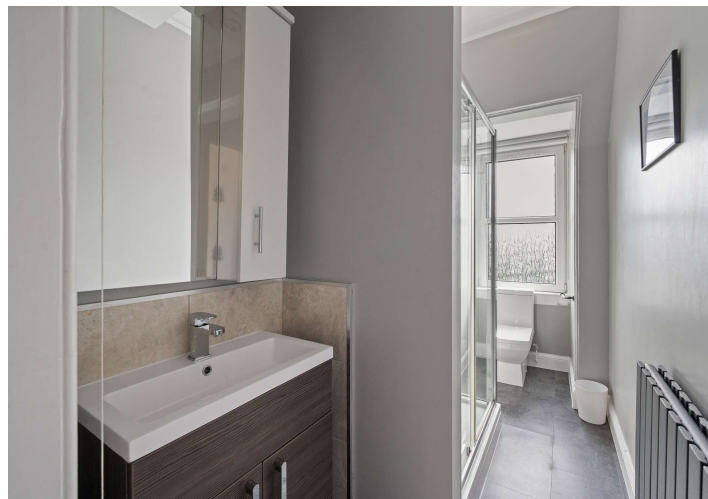
To include all fitted floor coverings, curtains, curtain poles & blinds, integrated appliances - oven, gas hob, extractor along with washing machine & dishwasher are included in the sale. No warranties or guarantees will be given in relation to appliances.





📍 Location

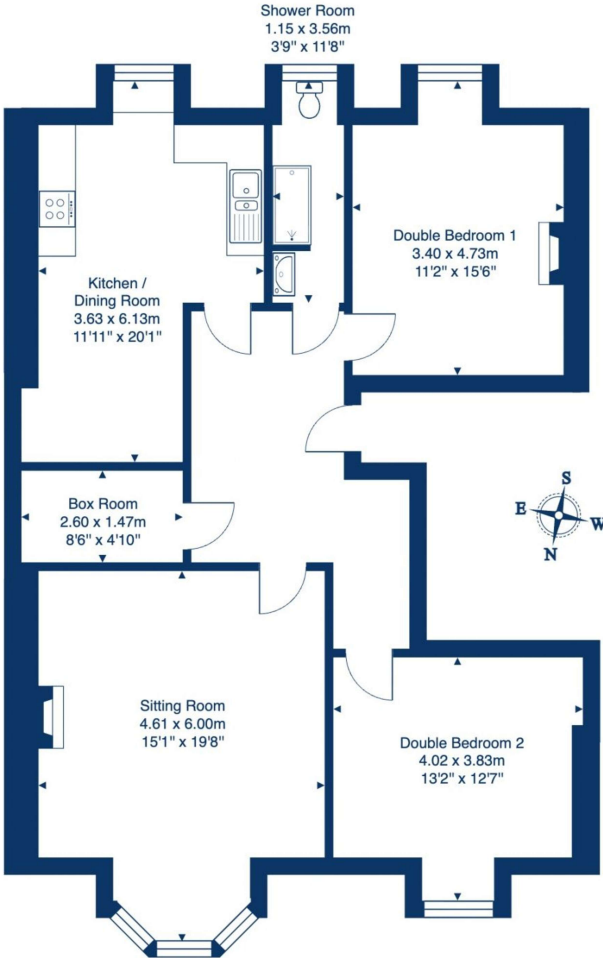
Newington is a highly sought-after residential area south of the city, served by excellent local amenities including a range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills are all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network. Excellent schooling is represented in both the state and private sector.





Floor Plan

12/3 Suffolk Road, Edinburgh, EH16 5NR



Second Floor

Total Area: 93.3 m² ... 1005 ft²

All measurements are approximate and for display purposes only.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.