







20A Suffolk Road, Newington

Edinburgh, EH16 5NJ

A

"End-terrace villa situated within the prestigious and highly sought-after Newington district"

- STAIRWELL
- SHARED VESTIBULE
- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- PERIOD FEATURES
- PERMIT PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS













LOCATION

Newington is a highly regarded and popular residential area which lies approximately one mile south of Edinburgh city centre. A variety of stores, specialist shops, and highly regarded nurseries, primary and secondary schools can be found within easy walking distance.

Leisure facilities on offer are quite exceptional and include Holyrood Park and the Meadows, the Festival Theatre, Queens Hall and the Royal Commonwealth Pool and Leisure Centre.

The property is located close to the Royal Infirmary, the Royal Hospital for Sick Children, and the Scottish Parliament. The area is well served by a huge variety of bars, bistros and restaurants. Blackford Hill and The Hermitage are nearby.

The area is served by an excellent public transport system. A short drive south through Liberton takes you to the Edinburgh City Bypass, east to the A1, A68 and A7. Westward it connects with the Gyle Business Park and Shopping Centre, the Airport, M8, M9, M90 and Central Scottish Motorway Network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

Forming part of a traditional converted end-terrace property, this attractive first-floor apartment is situated within the prestigious and highly sought-after Newington district of Edinburgh, perfectly positioned to the south of the city centre. The property is ideally placed for access to an excellent range of local amenities, Edinburgh University buildings and the city centre, making it an ideal purchase for a professional person or couple, or indeed for investment and letting purposes. The bright and well-proportioned accommodation, which has been thoughtfully re-designed and modernised by the current owner in the last 5 years, comprises: shared entrance vestibule; stairs to first-floor landing with private storage cupboard; welcoming entrance hall; superb, generously proportioned west-facing bay-windowed living room featuring beautiful cornicing, ceiling rose, original flooring and log burner; stunning fitted kitchen with integrated appliances and breakfast bar; generous principal bedroom, situated to the rear, with ample fitted mirrored wardrobes; further double bedroom; and bathroom with shower over the bath. Further benefits include gas central heating, attractive original features and free on street and permit parking.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

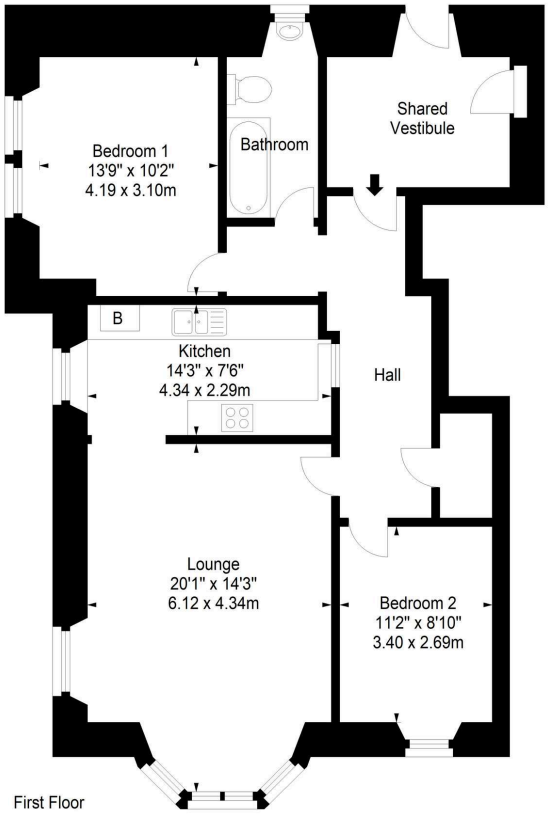




Suffolk Road,
Edinburgh,
Midlothian, EH16 5NJ

SquareFoot

Approx. Gross Internal Area
842 Sq Ft - 78.22 Sq M
For identification only. Not to scale.
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First Floor

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