NEILSONS

Solicitors & Estate Agents




Offers Over

**£400,000**

# Flat 4, 41 Newington Road

## Newington | Edinburgh | EH9 1QW

An elegant and beautifully proportioned B-Listed Georgian top floor flat, enjoying an east/west orientation and occupying the second floor of a handsome sandstone building in the heart of sought-after Newington. Ideally positioned for an excellent range of local amenities and within easy reach of Edinburgh city centre, the property offers spacious and versatile three-bedroom accommodation, complemented by a wealth of attractive period features.

- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom + WC
- Shared patio
- Zoned permit parking
- EPC Rating - D
- Council Tax Band - E



## Description

A secure entry system opens to a well-maintained communal stair, shared with just three other properties, with the flat also benefiting from a private cellar providing useful additional storage. On the second (top) floor, the front door opens to a welcoming reception hallway with practical built-in storage and a hatch with Ramsay ladder providing access to further storage within the partially floored attic. To the front, the impressive bow-ended, twin-windowed reception room is rich in period character, with a Greek key cornice, working window shutters, timber panelling, fireplace and traditional Edinburgh press. Far-reaching south-westerly views enhance this elegant room, which provides a wonderful setting for both everyday living and entertaining. To the rear, the generous kitchen/dining room is fitted with an excellent range of contemporary wall and base units, together with integrated oven, hob, cooker hood, fridge/freezer and dishwasher. There is ample space for a dining table and chairs, creating a sociable and practical space for cooking and dining.





The principal bedroom is positioned to the front and features a particularly attractive pale marble fireplace. A second spacious double bedroom lies to the rear and enjoys a striking view towards the summit of Arthur's Seat. The third bedroom, positioned to the side, incorporates built-in storage with a cleverly concealed pull-down double bed, allowing the room to work equally well as a home office, occasional guest bedroom or flexible third bedroom. The tastefully modernised family bathroom is luxuriously appointed with a contemporary white suite and shower over the bath. A separate WC and useful utility room complete the accommodation. Further benefits include gas central heating.

## Extras and Note

The integrated kitchen appliances shall be included in the sale.

## Garden & Parking

A small shared patio garden is to the rear of the building and has been attractively upgraded with paving and pebble chips, providing a low maintenance space to relax and enjoy the warmer weather during the summer months. Ample residents parking bays are available on the surrounding streets, with permits available to purchase from The City of Edinburgh Council.

## Viewing

Please contact Neilsons on 0131 625 2222





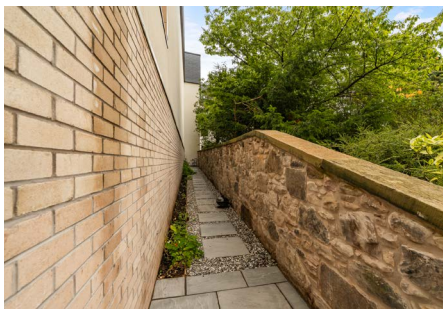




## Location

Newington lies between the wide green spaces of The Meadows and Holyrood Park, striking the perfect balance between vibrant city living and easy access to some of Edinburgh's finest outdoor spaces. This established and ever-popular neighbourhood is particularly well served by an excellent range of everyday amenities, with a varied selection of independent cafés, restaurants, bakeries and local shops all within a short walk of the property. Convenient local supermarkets cater for day-to-day needs, while a broader range of shopping is available at nearby Cameron Toll Shopping Centre, including a Sainsbury's superstore. For leisure and recreation, the area is exceptionally well placed. The expansive parkland of The Meadows is close at hand, while Holyrood Park and the iconic Arthur's Seat offer wonderful opportunities for walking, running and enjoying panoramic views across the capital. The Royal Commonwealth Pool, with its extensive swimming, fitness and leisure facilities, is also close by.

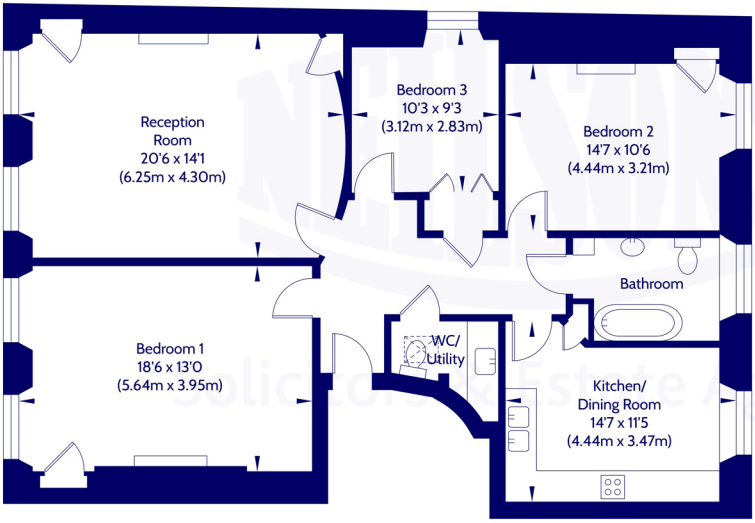


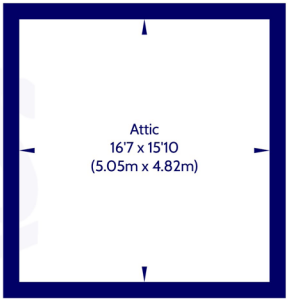


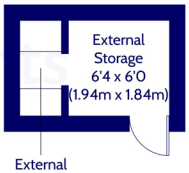
The property falls within the catchment of highly regarded schools from nursery through to secondary level, while Newington's proximity to the University of Edinburgh makes the area particularly convenient for those studying or working there. Edinburgh city centre is within comfortable walking distance, while frequent local bus services provide swift access to the city centre and beyond.

Approx. Gross Internal Floor Area 111 Sq M / 1194 Sq Ft.

## 2nd Floor




External Storage
6'0 x 2'8
(1.84m x 0.80m)

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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