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8/1 East Suffolk Park, Newington, Edinburgh, EH16 5PL

Rarely Available, Impressive, Two-Bedroom, Ground-Floor Apartment

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Property Description

Rarely available, impressive, two-bedroom, ground-floor apartment. Set in an impressive 'B' listed Victorian college building conversion, located in the Newington area, just south of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a high-quality, fully integrated kitchen, a stylish bathroom, hardwood flooring, tall ceilings and retained period features. In addition, there is contemporary lighting, gas central heating, sash and case windows and leafy garden views.

Good integrated storage is augmented by access to an extensive, deed-allocated, shared cellar, providing secure, flexible space.

The apartment block includes a secured bicycle shed/garage, with waste and recycling store adjacent.

This high-end development offers a secure video entry, a highly maintained, communal hall and stairway and private residents' parking. Part of the Craigmillar Park Conservation area, there are approximately 14 acres of well-kept grounds, including an extensive 'village green' and two tennis courts.

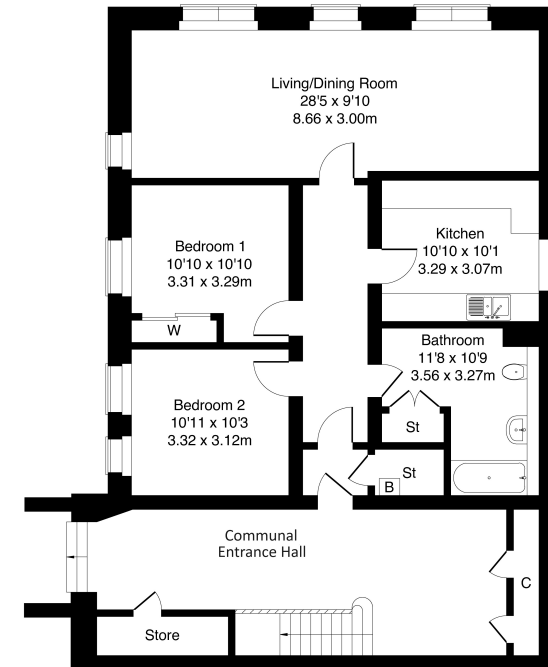
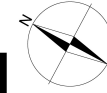
An entrance vestibule, with storage, opens into a welcoming reception hall, finished with tasteful decor and varnished hardwood flooring. A dual-aspect reception room is equally well finished and benefits from plenty of natural light from generous glazing, affording leafy, garden views. The bright reception room features sash and case windows, smooth coricing and a picture rail and offers ample, versatile space for both freestanding lounge and dining furniture. Next door, the kitchen, with hardwood floor, is fitted with high-end, fully integrated appliances, including an eye-level double oven, a gas hob, a stainless-steel canopy, a microwave, a dishwasher, a fridge/freezer and a washer/dryer.

Carpeted for comfort, two well-proportioned bedrooms mirror the period features of the living space, with the main bedroom further benefiting from built-in wardrobe storage.

Completing the accommodation, a spacious bathroom comprises a three-piece suite, a shower-over-bath, a ladder-style radiator, tiled splash walls and flooring.

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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore; whilst Princes Street and George Street offer all the major shopping expected of a major city and are easily accessible on foot, as are the central travel hubs of Waverley Railway Station and St Andrew's Square for onward travel. A convenient

location for Edinburgh University, The Royal Infirmary and the Scottish Parliament, there are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access throughout the city.





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