



10/8 East Suffolk Park, Edinburgh, EH16 5PL

Bright & Immaculate, One-Bedroom, Second-Floor (Top) Apartment

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Property Description

Located within a highly sought-after listed Victorian college building conversion, this bright and immaculate one-bedroom, second-floor (top) apartment offers stylish living in the heart of Edinburgh's desirable Newington area. Set amidst manicured communal gardens and open green spaces, the property combines historic charm with modern convenience—just moments from the city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, double bedrooms, and a bathroom. Highlights include a quality, fully integrated kitchen, a generous bathroom, tall ceilings and retention of period features. In addition, there is contemporary lighting, gas central heating, and impressive sash and case windows with leafy open garden views.

This high-end development offers secured video entry, highly maintained communal halls and stairway, and residents' private parking and a shared bike store. Part of the Craigmillar Park Conservation area, there are approx. 14 acres of highly kept grounds, including a large 'village green', and two tennis courts.

A welcoming entrance vestibule provides a practical space for outerwear and leads into the hallway, which offers access to all rooms along with two useful storage cupboards. Set to the front, the living room is flooded with natural light from twin sash windows, and features tasteful neutral décor and carpeted flooring, providing a comfortable and inviting space to relax or entertain. To the rear, a quality kitchen is fitted with modern units, stone-effect worktops, a tiled surround, a sink and integrated appliances including an eye-level double oven, a gas hob, fridge/freezer, washing machine and dishwasher.

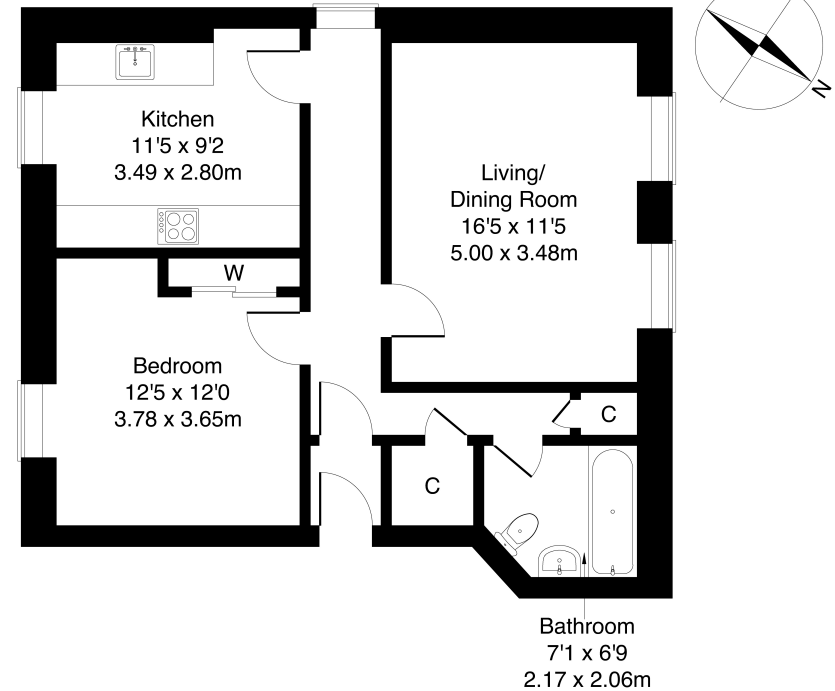
A spacious double bedroom, also set to the rear, continues the light and airy theme with light decor, carpeted flooring, and a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a white three-piece suite including a shower over the bath, tiled splash walls and spotlighting.

This characterful and move-in-ready property offers a rare opportunity to own a home within a distinguished period development, ideal for professionals, first-time buyers, or buy-to-let investors seeking a prime location close to Edinburgh's vibrant city centre.



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Approximate Gross Internal Area: (624 sq ft - 58 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 offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station and St Andrew's Square for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.









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