



GILSON GRAY

LAW • PROPERTY • FINANCE

11 SOUTH GRAY STREET

Newington, Edinburgh, EH9 1TE



Offering wonderfully bright and spacious accommodation and a wealth of characterful features, this traditional semi-detached house is situated in desirable Newington and offers two reception rooms, a dining kitchen, four bedrooms, a shower room, and a bathroom. Furthermore, the house is accompanied by a large rear garden and a private driveway. A vestibule welcomes you inside and flows through to a hall with built-in storage. To the left of the hall lies a living room, where a generous footprint allows for various configurations of furniture, all arranged around a fireplace flanked by an Edinburgh press. The room further benefits from a large bay window with a traditional panelled surround, cornicing, and a ceiling rose. The kitchen is situated along the hall and accommodates ample space for a dining area. It comes well-appointed with a wide range of attractive cream-coloured wall and base cabinets, spacious worktops, and splashback tiling, and also affords access to a large, versatile conservatory opening onto the garden.



FEATURES

- Traditional semi-detached house in Newington
- Lovely period features and airy accommodation
- Entrance vestibule and hall with storage
- Southwesterly-facing, bay-fronted living room
- Generous dining kitchen and adjoining large conservatory
- Principal bedroom with adjoining nursery/study/dressing room
- Three further double bedrooms
- Ground-floor shower room
- Separate four-piece family bathroom
- Access to the attic via Ramsey ladder
- Large, mature rear garden
- Private front driveway





Completing the ground-floor accommodation are one of the home's four bedrooms and a shower room. The remaining three bedrooms are on the first floor, approached via a staircase and landing illuminated by a large skylight window. The particularly spacious principal bedroom features a fireplace flanked by an Edinburgh press, as well as characterful corning and a bay window, and it's supplemented by an adjoining nursery/study room which could also be used as a fantastic walk-in wardrobe/dressing room. The remaining two bedrooms are also spacious and favourably garden-facing. A family bathroom completes the accommodation on offer, comprising a bathtub, a separate shower enclosure, a WC-suite, a bidet, a storage cupboard, and shelved towel storage. An attic for storage is accessed via Ramsey ladder.

Externally, the house is supplemented by a large, mature rear garden featuring a spacious lawn, paved and gravelled areas, and a wealth of mature shrubbery and trees. To the front of the property, a driveway provides private off-street parking.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





NEWINGTON, EDINBURGH

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

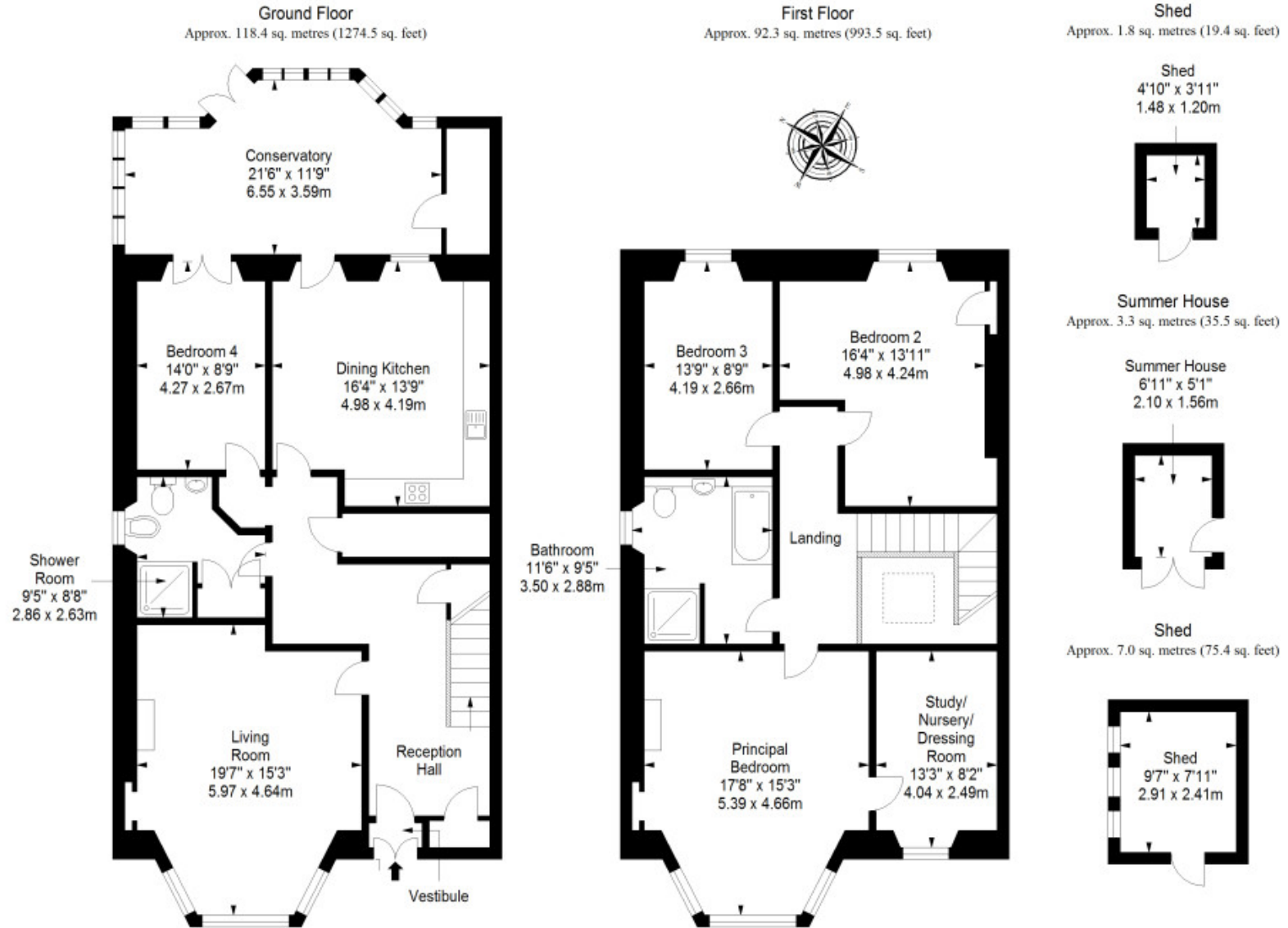
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 222.8 sq. metres (2398.3 sq. feet)



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EDINBURGH

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BORDERS

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