



## 3 LADY ROAD

Newington, Edinburgh, EH16 5PA



2

Public Rooms



3

Bedrooms



1

Bathroom





## 3 LADY ROAD

This generous garden flat features versatile interiors with three bedrooms, a wet room, and two interconnected reception rooms that lead to a bright kitchen. Ideally located in central Newington, the flat is conveniently close to Cameron Toll Shopping Centre and well-connected by road and bus links. The period home retains much of its authentic charm while offering scope for modernisation and personalisation by the new owner. Enhancing its appeal is a garage for private parking and exclusive access to gardens at the property's front and rear. It presents a fantastic opportunity to create a characterful city home for families or professionals requiring space for remote working. It would also be a prime rental investment due to its proximity to the University of Edinburgh campuses and the Edinburgh Royal Infirmary.



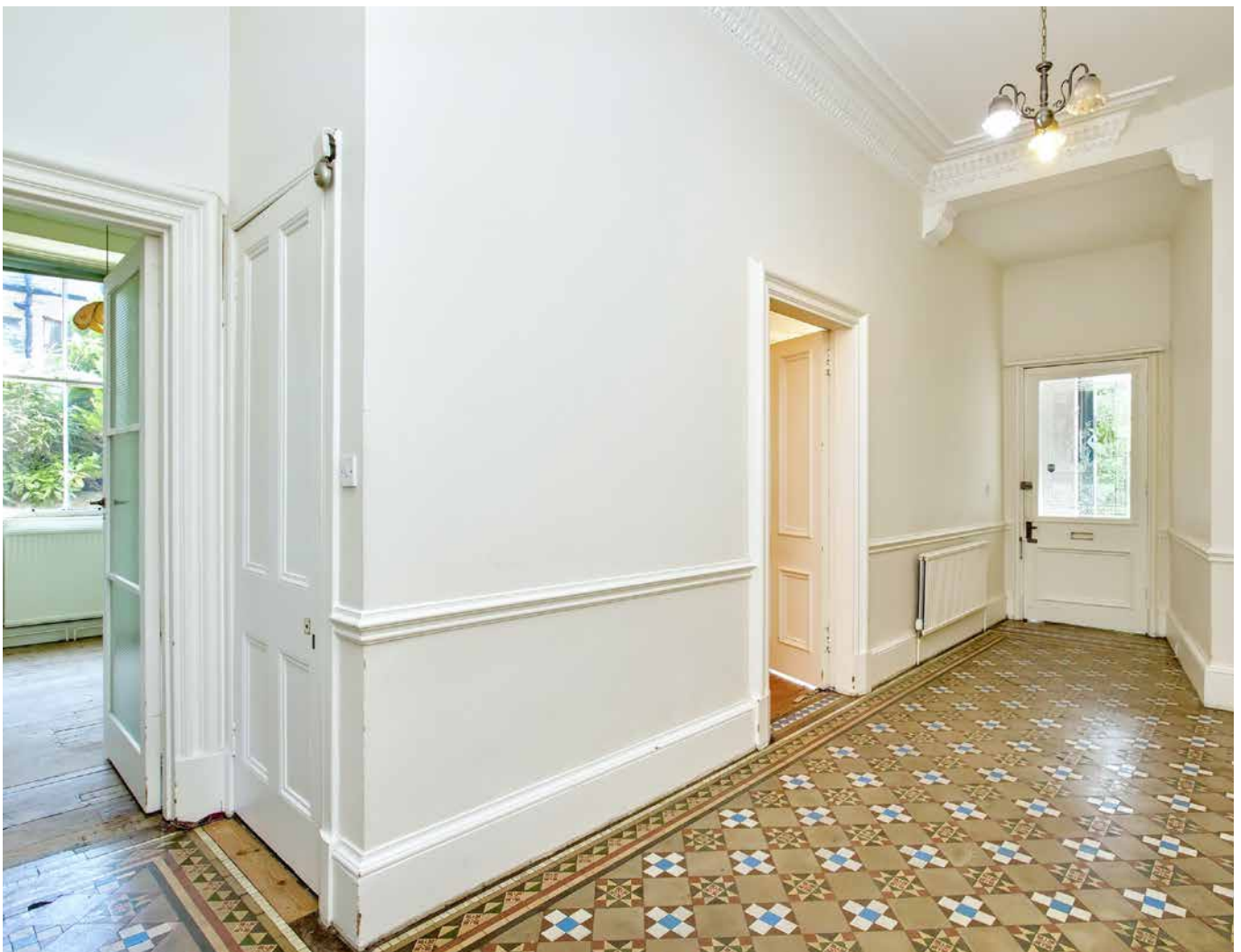
**E**  
EPC  
RATING

**F**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Desirable central location
- Spacious garden flat with period character and scope for upgrades
- Vestibule and impressive reception hall with storage
- Bay-fronted living room (with storage) connected to:
- Dining room with practical kitchen access
- Well-illuminated kitchen
- Three bedrooms with a quiet rear position (storage in the large principal bedroom)
- Bright wet room
- Rear hall with garden access
- Private front and rear gardens
- Shared driveway and private detached single garage









Extras: The property is sold as seen.





















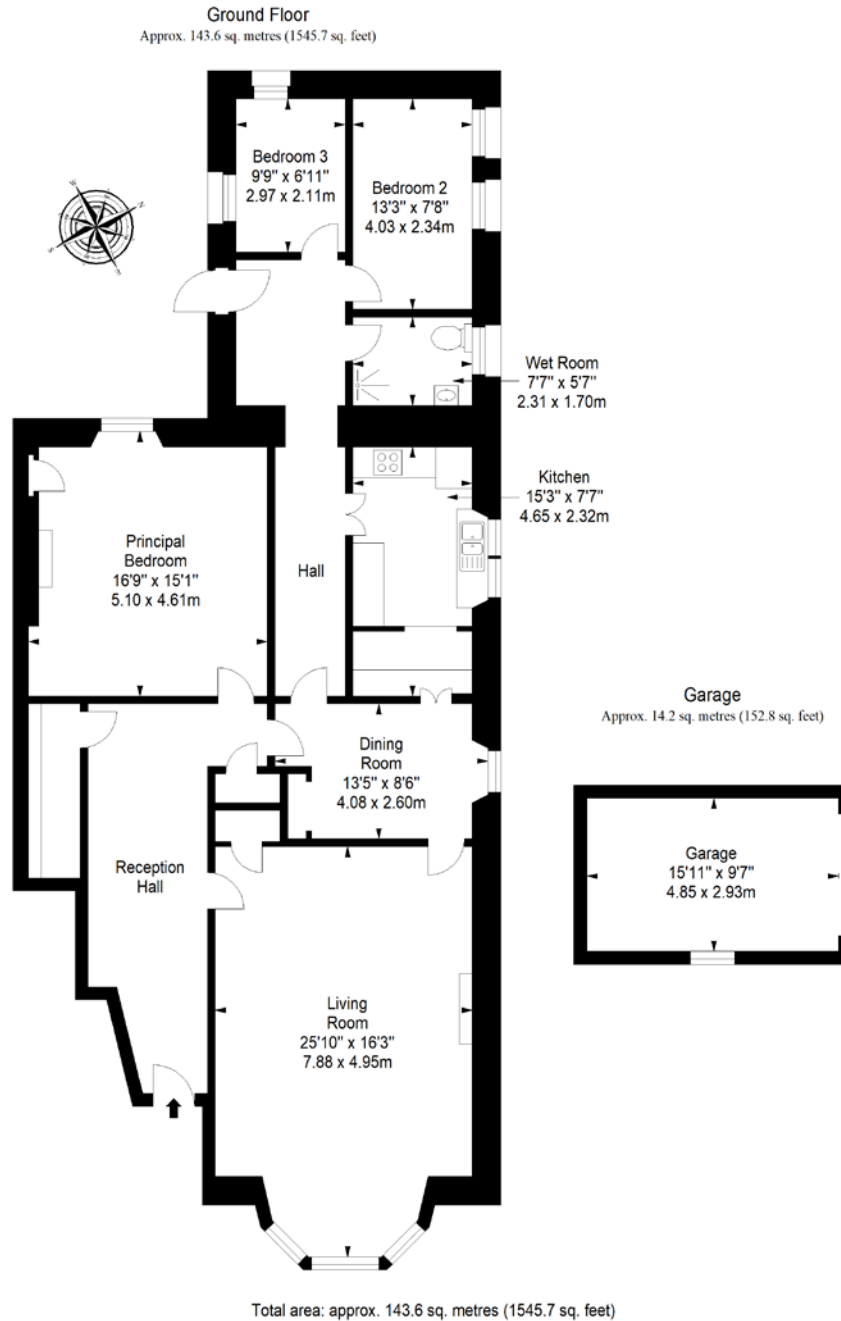




## NEWINGTON, EDINBURGH

Situated approximately two miles south of the city centre, the highly sought-after district of Newington is a vibrant neighbourhood popular with students and young professionals alike. Brimming with trendy bars, bistros and restaurants, Newington enjoys a dynamic and diverse social scene that never sleeps. Its bustling main street is home to a wide range of independent retailers, local businesses and supermarkets, with more extensive shopping facilities available at nearby Cameron Toll Shopping Centre, or at Straiton Retail Park and Fort Kinnaird Retail Park just a short drive or bus journey away. Newington offers a superb range of sport and leisure activities, particularly at the Royal Commonwealth Pool and fitness centre. Furthermore, enjoying a prime position between the sprawling Meadows and majestic Holyrood Park, Newington is a great base from which to enjoy the capital's most cherished green spaces. For culture vultures, the Festival Theatre and the Queen's Hall offer a varied programme of events throughout the year, and in the summer months, Newington becomes the beating heart of the famous Edinburgh Festival Fringe. Newington's central location allows quick and easy travel into the city centre, as well as convenient access to the Edinburgh City Bypass. The area also enjoys excellent public transport links across Edinburgh and beyond.

# FLOORPLAN



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