



SIMPSON & MARWICK

21 Kilmaurs Road

Newington, EH16 5DA

simpsonmarwick.com

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An impressive 6 bedroom double upper villa with private rear garden

- Popular location
- Sunny private rear garden
- Drawing room
- Dining room
- Kitchen / breakfast room
- Principal bedroom with ensuite shower room
- 5 further double bedrooms
- Family bathroom and additional shower room
- Gas central heating
- Permit parking

Description

21 Kilmaurs Road is an attractive and generously proportioned main door traditional double upper villa located in the desirable residential area of Newington. The expansive property, which is set over the first and second floors and offers well proportioned, bright and versatile accommodation benefits from many retained period features including ornate cornicing, decorative fireplaces and stripped floorboards. There is a delightful and sunny private garden located to the rear of the property, which is accessed directly from the kitchen. There is good storage on both floors, including eaves storage.



Location

Newington is a highly sought after residential area situated to the south of the city centre, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Hermitage of Braid and Blackford Hill all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and the Edinburgh University campuses.

Within easy reach is Cameron Toll Shopping Centre, as well as a wide variety of shops at Straiton Retail Park. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, range, dishwasher, fridge/freezer and washing machine are included in the sale price. Some items of furniture may be available by separate negotiation.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



