



**14 Gordon Terrace**  
Newington, Edinburgh, EH16 5QR

EPC  
E

**SIMPSON & MARWICK**

[simpsonmarwick.com](http://simpsonmarwick.com)

# 14 Gordon Terrace

Newington, Edinburgh, EH16 5QR

---

**Stunning detached Georgian property with 5 bedrooms, exceptional private gardens, driveway & garage situated in the sought after Newington area**

- Bay-windowed drawing room
- Modern kitchen/dining room with Aga
- Bay-windowed dining room
- Relaxed sitting/family room
- Conservatory & cloakroom/WC
- Principal bedroom with ensuite bathroom
- 4 further double bedrooms & study
- 2 further bathroom/shower room
- Beautiful gardens, driveway & garage
- Gas central heating





**DESCRIPTION**

Stunning detached Georgian property with 5 bedrooms, exceptional private gardens, gated driveway and garage, quietly positioned on an elevated plot in the highly sought-after Newington area, close to excellent schooling.

This exceptionally bright and spacious property offers generously-proportioned and versatile accommodation over two levels, beautifully complemented by fine period features. The accommodation includes a stunning entrance with vestibule, a central reception hall with excellent storage, an elegant bay-windowed drawing room with fine decorative corning, a spacious bay-windowed dining room, a superb conservatory with garden access, a relaxed sitting/family room, a high spec kitchen/dining room with Aga and granite worktops and a

spacious cloakroom/WC compartment. The beautiful Charles Rennie Mackintosh staircase leads to 5 double bedrooms with the bay-windowed principal bedroom enjoying a superb dual aspect and a large bathroom with Jacuzzi bath, walk-in shower and under floor heating. There is a further modern bathroom and a shower room both with under floor heating and a spacious study. The beautiful, walled rear garden with mature trees and shrubs has been well maintained, there is a large patio, side gardens, detached garage and a driveway with electric gates. Simpson & Marwick anticipate this property will be a popular choice for many, so early viewing is highly recommended.



## LOCATION

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh, Edinburgh University and

several well-regarded schools are within easy reach. There is good road access to the City Bypass with excellent connections to the central motorway network.

## FIXTURES AND FITTINGS

All fitted floor coverings, 4 oven gas Aga with hotplates, oven, drinks fridge, fridge/freezer, dishwasher and washing machine along with all ceiling lights are included in the sale. The home cinema system – screen, projector, speakers, amplifier and control panel is available by separate negotiation.

Approx. Gross Internal Area  
4257 Sq Ft - 393.62 Sq M  
(Including Boiler Room)  
Garage  
Approx. Gross Internal Area  
292 Sq Ft - 27.13 Sq M  
For identification only. Not to scale.



SIMPSON & MARWICK

0131 581 5700

[simpsonmarwick.com](http://simpsonmarwick.com)

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.