

1/3 East Suffolk Park, Newington, Edinburgh, EH16 5PL



1/3 East Suffolk Park | Newington | EH16 5PL

Description

Magnificent three bedroom apartment which forms part of an historic "B" listed development enviably set in Craigmillar Park conservation area. This most desirable development was originally designed in 1913 by renowned Edinburgh Architect, Mr A K Robertson of Robertson and Swan as "Hostel" accommodation for women students of Edinburgh University. The buildings were designed in the Lorimer Arts and Crafts idiom with the frontages and side elevations incorporating stone from Craigleith Quarry. The development has retained much of its original character and charm with the open green spaces which were original hockey pitches now lovely landscaped gardens to be enjoyed by the residents. The property affords a generous and well-proportioned accommodation which has all the comforts of modern living yet within a traditional setting.

Features

- 14 acres of highly kept grounds including a large 'village green', azalea garden and two tennis courts
- Comprises large entrance porch, central reception hall, superb twenty foot living room with lovely south-facing views over green, kitchen with Bosch appliances granite countertops and large utility cupboard, dining room, three double bedrooms, two with fitted wardrobes and one with adjoining study/dressing area, two en-suites and a family bathroom
- Tall ceilings, retention of period features, recessed sash and case windows, two balconies, generous room sizes and good storage
- Secure video entry, an impressive communal hall and stairway, communal basement storage and residents-only private parking
- Gas central heating with Nest smart thermostat, feature gas fire in living room and under floor heating in master en-suite

Additional Information

The development is factored by Ross & Liddell for approx. £150 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

All blinds, curtains, oven, hob, cooker hood, dishwasher, washer/dryer, and fridge/freezer will be included.



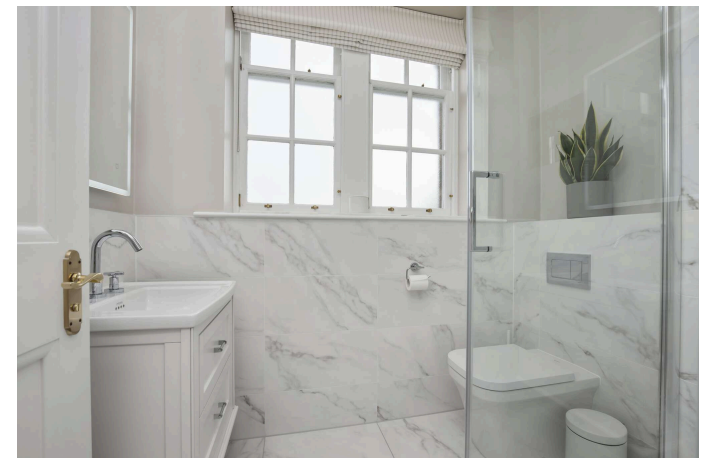
Location

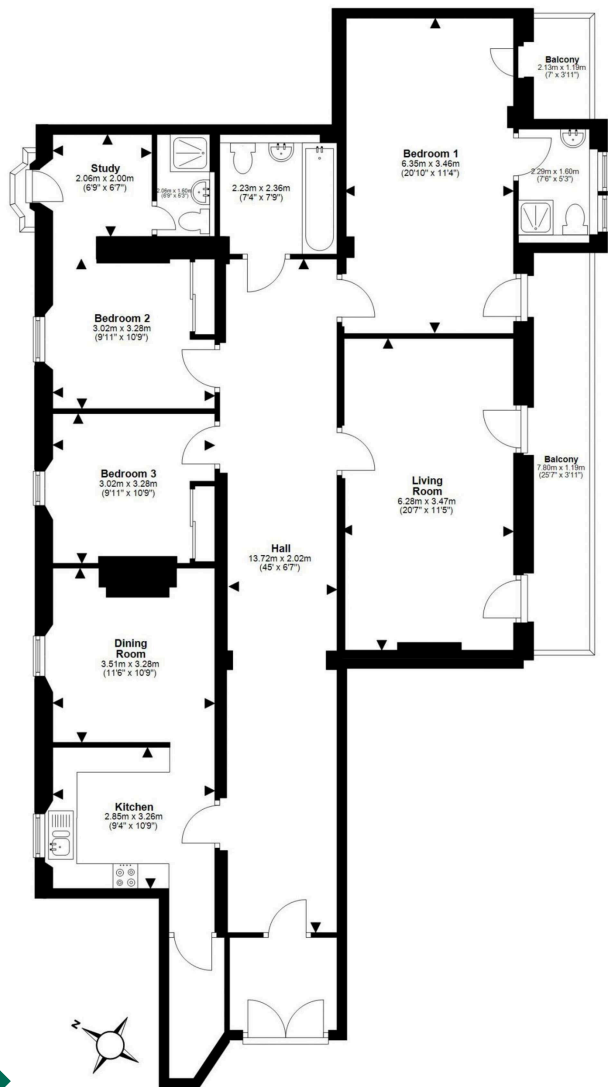
Located in the south of the capital, approximately two miles from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the city's famous landmarks, and also borders the green expanse of the Meadows. 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. 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. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre.

EPC Rating: D

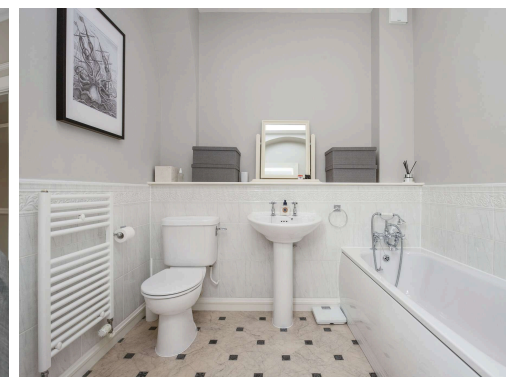
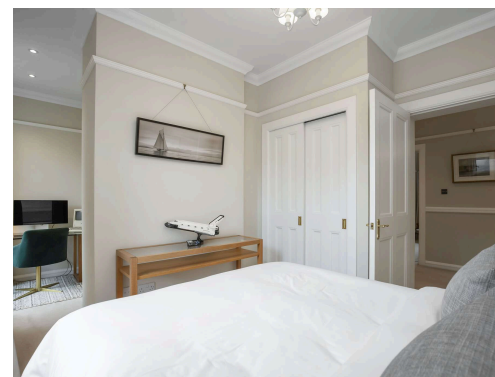
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





*No plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc