

Overview

A truly exceptional two-storey flat nestled on the edge of Newington, boasting magnificent views of Arthur's Seat and the Craggs. This distinctive property features a versatile layout across two levels, with characterful spaces and abundant natural light throughout. The unique architectural design incorporates split-level living and innovative access to the upper floor bedrooms, creating a home of remarkable character within one of Edinburgh's most sought-after locations.

General Features

- Exceptional views of Arthur's Seat and the Craggs
- Versatile two-storey accommodation with split-level design
- High ceilings and abundant natural light throughout
- Unique architectural layout with creative use of space
- Desirable Newington location
- Transferrable home share license

Accommodation Features

- Master bedroom with elevated position and high gabled ceilings
- Double bedroom accessed via ladder from office space
- Single bedroom with dramatic views accessed via wooden staircase
- Three-piece shower room with stylish glass partition
- Additional versatile spaces for home working or relaxation
- Solid oak flooring throughout kitchen, living room and select bedrooms.
- The property boasts five Rointe Connect wall-mounted heaters, installed a year ago, offering state-of-the-art control via the Rointe Connect App for programming times and temperatures in each room.



Kitchen & Dining

The well-appointed kitchen and dining area sits slightly below the living space, benefiting from the property's impressive ceiling height and enhanced by a Velux window that floods the area with natural light. Contemporary grey cabinetry provides ample storage while maintaining a sleek aesthetic, and the thoughtful layout accommodates a dining table, creating an ideal space for entertaining or everyday meals with a view of the adjacent living area.





Open Plan Living

Positioned on a slightly elevated level overlooking the kitchen and dining space, the open plan living area features magnificent views of the neighbouring hill through expansive paned windows. The generous ceiling height creates a sense of space and grandeur, while the elevated position provides a natural division of living zones within the open concept design. Wooden flooring throughout the living and kitchen areas further enhances the charm and style of the space.





Master Bedroom

The master bedroom occupies a privileged position on the lower floor with a slightly raised level relative to the main living space. Benefiting from impressive high gabled ceilings, this tranquil retreat enjoys spectacular views over Arthur's Seat and Holyrood Park.



First Floor Bedrooms

The upper level accommodates two distinct bedrooms, each with their own unique character and access. The single bedroom, accessed via a solid oak staircase from the north-eastern side of the property, offers a charming retreat with panoramic views over Arthur's Seat through large paned windows that extend down to the living area below. The spacious double bedroom, reached by a ladder from the office space, features a velux window and, despite its low ceilings, provides generous proportions with additional storage potential in the large attic space that extends across the entire property and is accessible through a ceiling hatch. It offers generous head height ceilings and windows built into the roof, providing scenic views of the park. This area holds great potential for future expansion, subject to the relevant planning permission.



Unique Spaces...



The property benefits from additional versatile spaces that enhance its functionality. The lower section of the single bedroom provides an ideal area for a desk and clothing storage, creating a multi-purpose space that can serve as an extension of the bedroom or as a separate living area. Additionally, the compact room below the double bedroom currently functions as an office, offering a quiet workspace separate from the main living accommodation. This space offers brand new carpets that extend across the entire hallway.





Shower Room

Situated between the entrance to the property and the master bedroom, the three-piece shower room presents a contemporary aesthetic with sleek white tiled walls. A distinctive blue glass partition elegantly separates the shower area from the remainder of the space.



Ready to Take a Tour?

[Click Here](#)





The Area

Newington is a beautiful residential area just a 20-minute walk from Edinburgh's Royal Mile. It has gorgeous Victorian architecture offering a vibrant and diverse neighbourhood which has a unique blend of historic charm and lively atmosphere. With excellent public transportation connections and a host of amenities, Newington remains a highly sought after location for those who want to live in the city while also having a hint of natural beauty and history.

The area's main hub, South Clerk Street, has many shops, restaurants, cafes and bars. Newington is bordered by Holyrood Park which gives stunning views of Arthurs Seat. This also makes a perfect place to go on leisurely walks or to just enjoy the expansive green space.

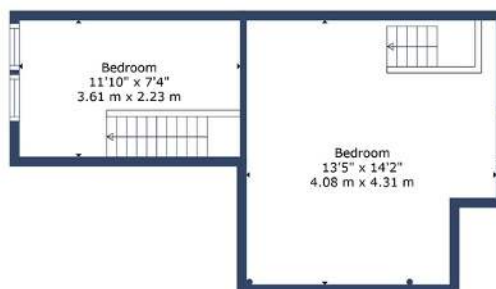
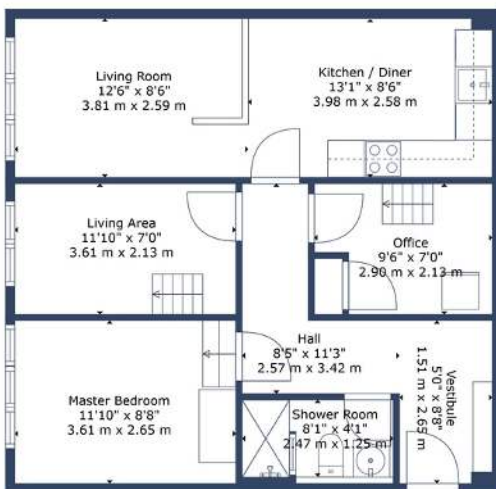




Approximate Total Area

79 sq.m.

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



9/14 St Leonards Crag



Home Report Value - £310,000



Price & Viewings

Please refer to our website **www.watermans.co.uk** or call us on **0131 555 7055**

Visit us at

Glasgow - 193 Bath Street, Glasgow, G2 4HU

Edinburgh - 5-10 Dock Place, Leith, EH6 6LU



zoopla

espc

rightmove

This document is for informational purposes only and does not form part of any offer or contract. While the details provided are believed to be accurate, no guarantees are made regarding their correctness. Some of the images included may be virtually staged and do not represent the actual furnishings. Prospective buyers should verify the accuracy of the information through inspection or other means. Interested parties are strongly encouraged to notify their solicitor as soon as possible to ensure they are informed should an early closing date for offers be established.