



14/2 Roxburgh Street,
Newington, Edinburgh,
EH8 9TA



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Property Summary

This charming two-bedroom first-floor flat is a beautiful city residence that offers space, style, and a wonderful combination of period architecture and modern comforts. It forms part of a B-listed (classically-styled) Georgian building set within a sought-after conservation area in Edinburgh's Newington. The desirable location offers proximity to the central area of Edinburgh University, Holyrood Park and Arthur's Seat whilst remaining within easy reach of all the city centre offers.

Reached via a shared entrance and stairwell, the flat's front door opens into a broad hall that provides a characterful introduction.

Features

- A beautiful first-floor city flat in Newington
- Part of a B-listed Georgian building
- Set in a sought-after conservation area
- Attractive interiors with period details
- Welcoming entrance hall
- Bright and spacious living room
- Generously appointed dining kitchen
- Two large double bedrooms (one with storage)
- Quality 3pc bathroom with overhead shower
- Leafy communal garden
- Controlled permit parking (Zone 3)
- Gas central heating and 12-pane sash windows





Bright and spacious living room

The hall's oak hardwood floor flows into the living room, adding a warm and inviting glow to the subtle decoration. Highly intricate cornice work amplifies the aesthetic, drawing attention to the high ceiling and spacious proportions. Meanwhile, twin sash windows flood the room in natural light, whilst a handsome working gas fireplace (set beside a recess with display shelving) forms a lovely focal point for the arrangement of furniture.





Generously appointed dining kitchen with built-in storage

Next door, the dining kitchen is generously appointed with timber-toned cabinets and chunky wooden worktops. It houses a Belfast-style sink and seamlessly integrated appliances, including a gas hob, extractor hood, oven, microwave, fridge/freezer, dishwasher, and washing machine. It also has additional built-in storage and room for a table and chairs for sociable meals.









On opposite sides of the hall, the two double bedrooms are both large and airy doubles that offer a lot of space. Both rooms continue the oak hardwood floor, and both are beautifully decorated, the principal room enjoying traditional-inspired wallpaper, the other a neutral backdrop. The principal bedroom also features detailed cornicing, a shelved recess, and a useful walk-in storage cupboard. A chic bathroom (with sandy-toned tiles and white décor) finishes the accommodation. It is comprised of a hidden-cistern toilet, a washbasin, a ladder-style towel radiator, and a bath with a handheld and an overhead rainfall shower. The property has gas central heating, alongside traditional 12-pane sash and case windows with working wooden shutters.



Gardens & parking

Outside, the flat has access to a communal garden that features a large patio framed by leafy greens – an idyllic setting for relaxing in the sun. Controlled permit parking (Zone 3) is also in effect, ensuring homeowners have space to park.

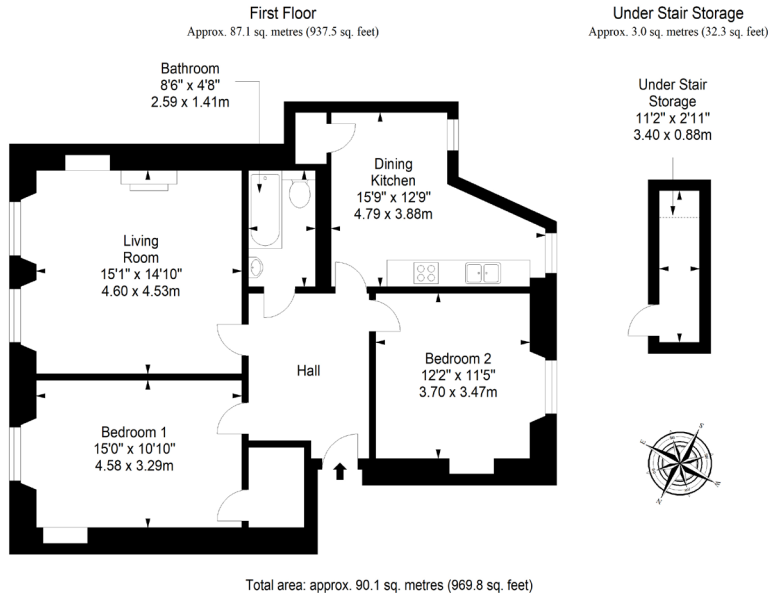
Extras: All fitted window coverings, light fittings, and integrated kitchen appliances are to be included in the sale.



Newington, Edinburgh

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. 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. Newington sits between the much-loved green spaces of Holyrood Park and The Meadows. It is close to public sports facilities at the Royal Commonwealth Pool with its Olympic-size pool, and renowned cultural venues include the Festival Theatre, the Queen's Hall, and the Summerhall multi-arts complex. Residents also enjoy access to an eclectic mix of independent shops, express supermarkets, and high-street retailers along Nicolson Street and South Clerk Street, with further shopping facilities available at nearby Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

Floorplan



EPC Rating - C | Council tax band - D | Home report Value - £325,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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