

# Property Details

3 Pavilion Crescent, Newington,  
Edinburgh, City of Edinburgh, EH16 5FE

Offers Over **£1,300,000**





# Property Photos

3 Pavilion Crescent, Newington, Edinburgh, City of Edinburgh, EH16 5FE



Creation Date

**29/05/2025**



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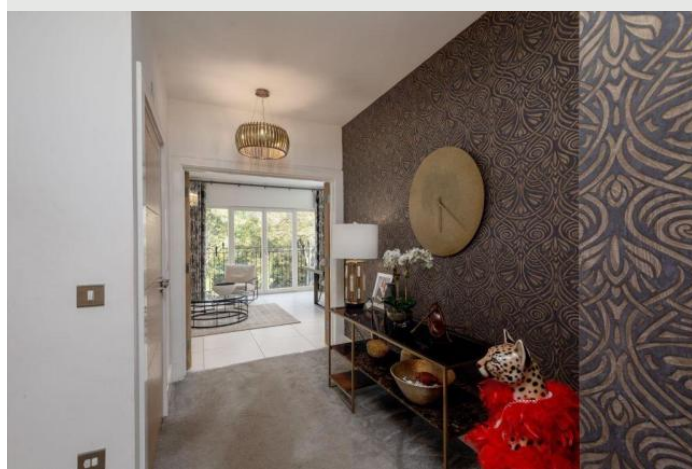


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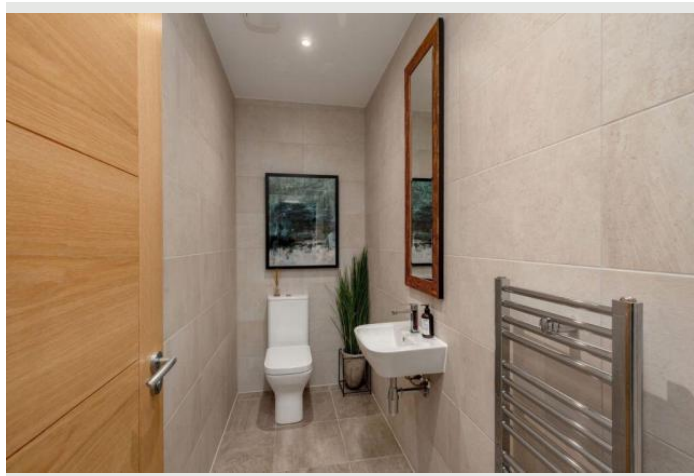


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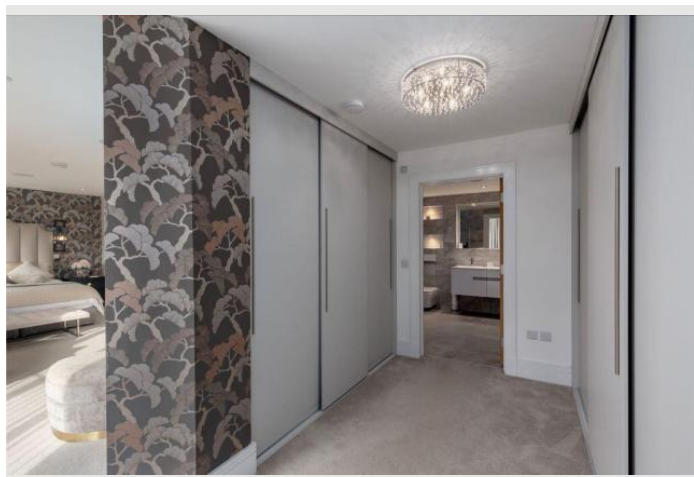
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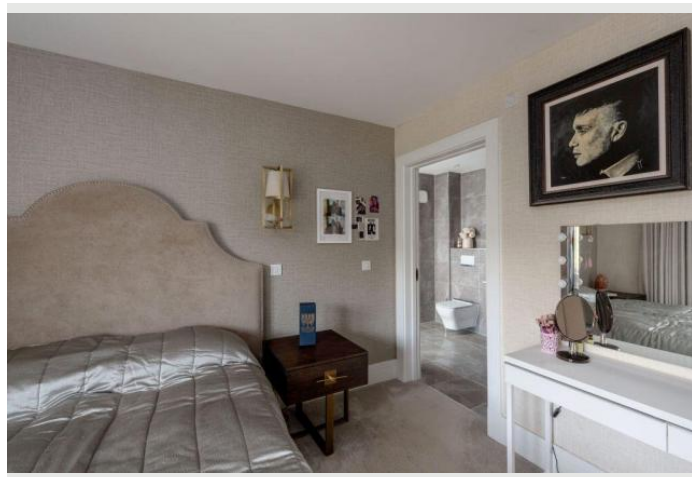
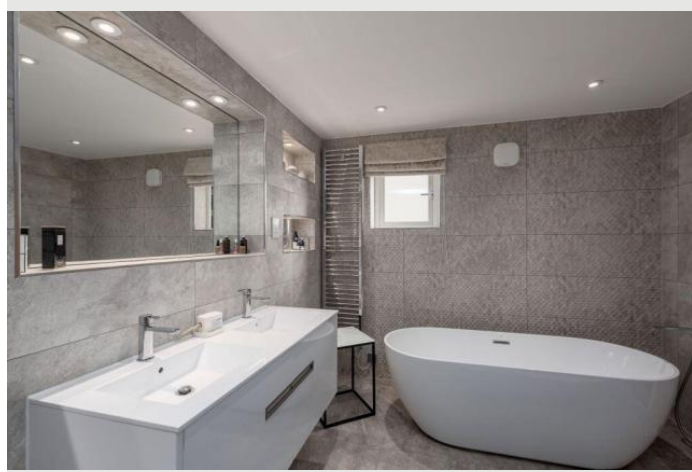
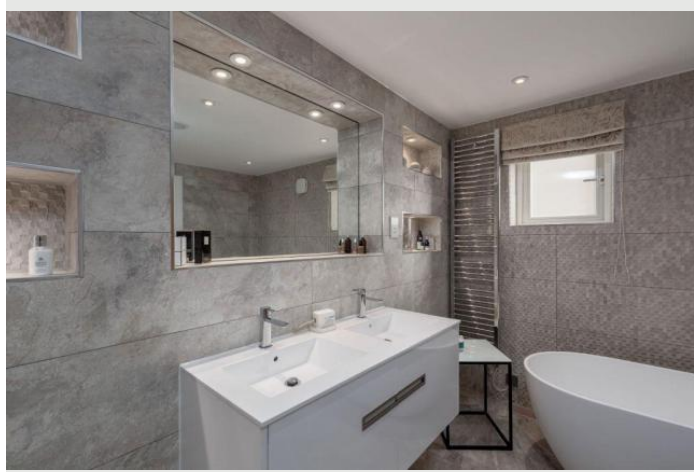


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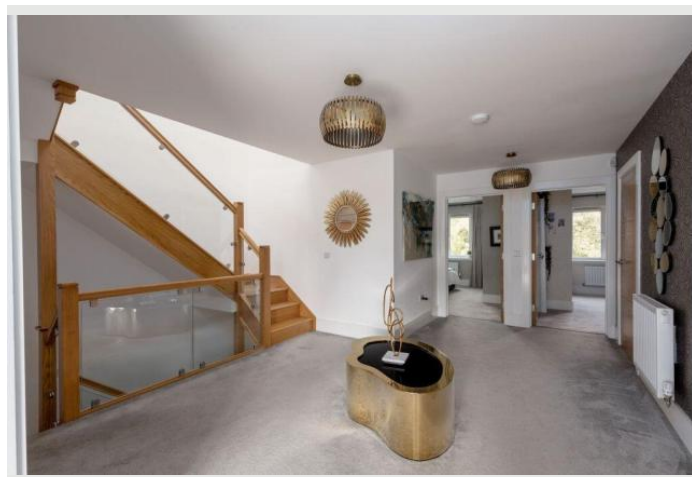
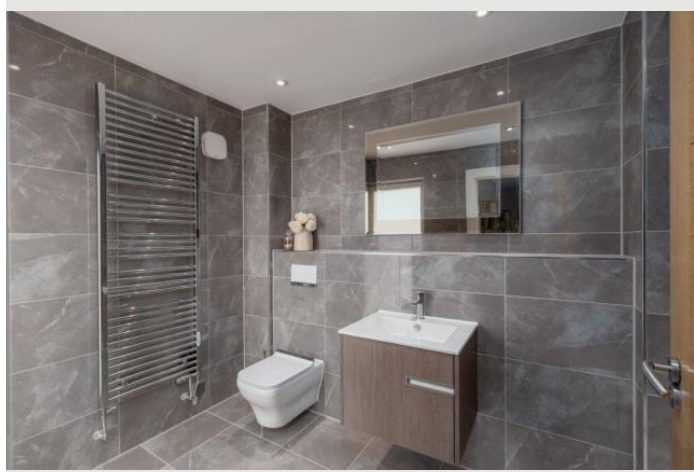
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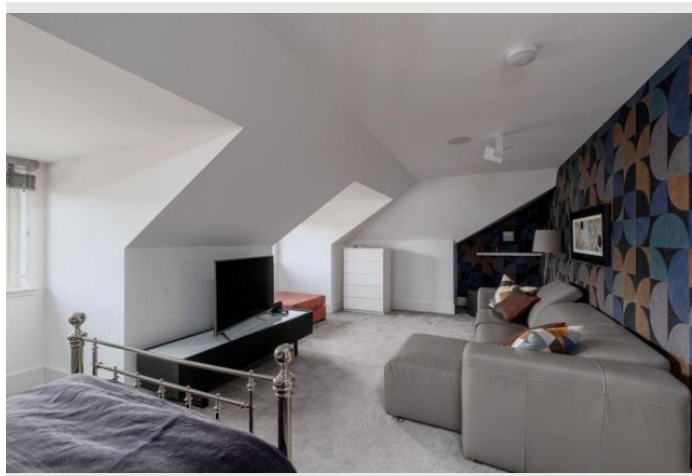
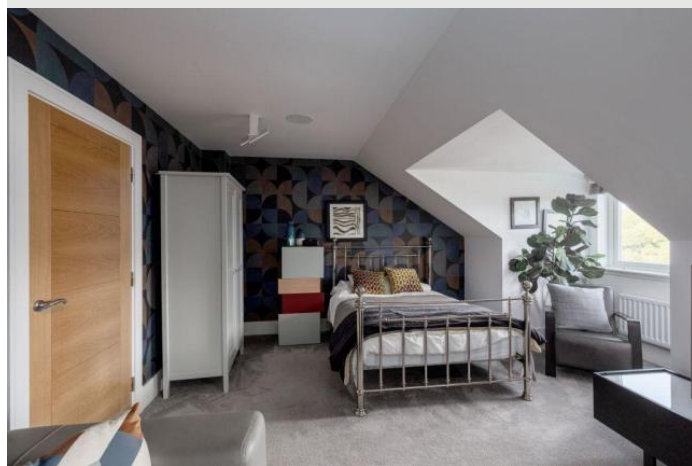


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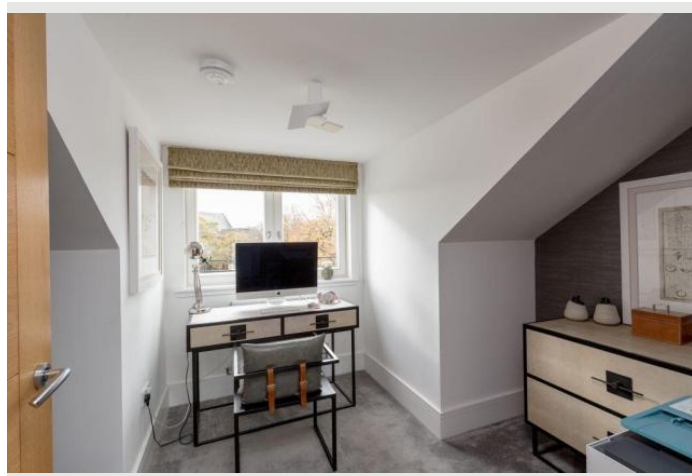
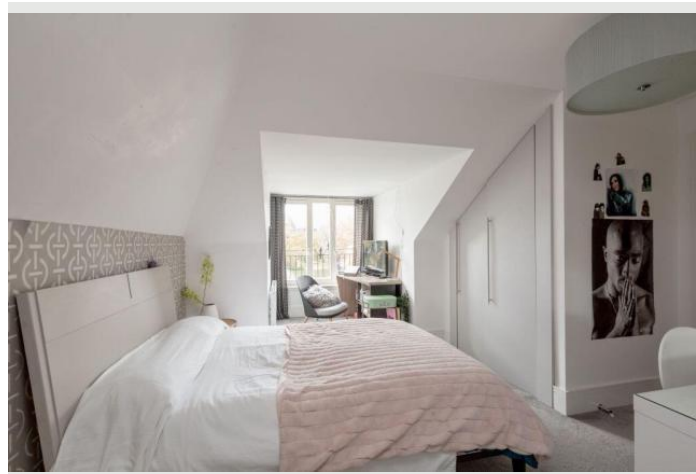


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# Property Floor Plans

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Gross internal area (approx)  
**424.27 sq.m (4567 sq.ft)**  
**(Including Garage)**

For Identification Only. Not To Scale.

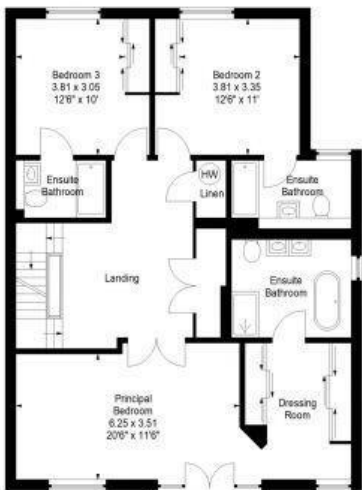
© SquareFoot 2024.



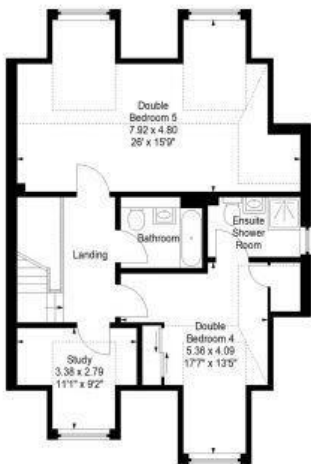
Lower Ground Floor



Ground Floor



First Floor



Second Floor



# Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
6
Bathroom
7
Receptions
3
Tenure Type
Freehold
Floor Area
364
Agency Type
-
Parking
Drive
Type
Sales
Electricity
-



# Property Info

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Water Supply	-
Sewerage	-
Heating	-
Broadband	-
Accessibility	-
Restrictions	-
Condition	-
Flooded In Last Five Years	No
Current Annual Ground Rent	-
Current Service Charge	-
Rent Review Period (Year)	-

# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£1,300,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

3 Pavilion Crescent, Newington, Edinburgh, City of Edinburgh, EH16 5FE

## Feature 1

3 Pavilion Crescent Is An Exceptionally Well Presented And Beautifully Proportioned Semi-detached Modern Family Home

# Property Description

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## **Pavilion Crescent, Newington, Edinburgh, EH16 5FE**

3 Pavilion Crescent is an exceptionally well presented and beautifully proportioned semi-detached modern family home. The property forms part of an exclusive modern development completed in 2019 by Miller Homes, and has a wonderful south-westerly aspect over landscaped parkland and the fully restored Pavilion. The property offers spacious, flexible and extremely comfortable accommodation spread over four floors, and with aspects to the south-west and north-east, there is an abundance of natural light throughout the day.

The front door is elevated from ground level and accessed via stone steps, and opens to the welcoming entrance hall from where the ground floor accommodation radiates. To the front is the generously proportioned and wonderfully light sitting room, while to the rear is the beautifully appointed open plan dining kitchen and family living space. This is an exceptional room, cleverly designed for the convenience of modern family living. There is also a cloakroom with WC and an excellent coat storage cupboard on this floor.

The oak stair rises to first floor where there are three generously proportioned bedrooms accessed from the broad landing. The principal bedrooms is situated to the front of the house and is particularly spacious and bright. To one end of the room there is a large dressing area with fitted wardrobes which leads to the luxurious en suite bathroom. The two further bedrooms on this floor also benefit from en suite bathrooms as well as built-in wardrobes. The stair continues up to the second floor where there are two further large double bedrooms, one of which has an en suite shower room. There is also a study on this floor, as well as a well appointed family bathroom.

At lower ground floor there is a fully fitted utility room with a side door leading to the rear garden and path to the side of the house. There is also a fabulous family room/garden room with bi-folding doors leading to the extensive patio. This room is perfect for garden entertaining in all weather, and is currently used as a media and sewing room. The integral double garage is also accessed from this level, and here there is a plant room and media room also.

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The house is approached by a driveway with parking for a few cars and leading to the integral double garage with remote controlled door. To the rear of the property is a superb landscaped garden with an extensive tiled patio immediately to the rear of the house. The garden is on three tiers, each getting sunlight at various times of the day. A further terrace is situated on the middle tier, and is a wonderful place to sit and enjoy the afternoon sunshine.

Proprietors of Pavilion Crescent also have exclusive shared ownership of the parkland opposite the houses. Here there is a beautiful, fully restored Pavilion.

## Location

Pavilion Crescent is situated at the end of Crawford Road, a popular residential street peacefully located in the sought after area of Newington on the south side of Edinburgh.

Pavilion Crescent is an exclusive modern development completed in 2019 by Miller Homes. Situated only a few miles from the city centre and the financial district there are excellent transport links including regular bus services.

There are also a number of excellent private and public schools within easy reach including George Heriots, Watsons and Merchiston, and the property lies within the catchment areas for Preston Street Primary School and James Gillespie's Secondary School.

Newington has excellent local amenities, with shops, restaurants and bars. There is also a large supermarket complex at Cameron Toll.

Also nearby is the New Royal Infirmary, Edinburgh University's King's Buildings and the

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Royal Dick Veterinary School.

Other local facilities include the Royal Commonwealth Pool, the beautiful open spaces of Holyrood Park and a good choice of local golf courses.

The city bypass is close by and provides easy access to the Airport and the central Scotland motorway network.

Square Footage: 4,567 sq ft

Additional Info Listing: The property is not listed but lies within the Craigmillar Park Conservation Area.

Fixtures & Fittings: All fitted carpets, curtains, light fittings and white goods are included in the sale.