



Offers Over

£450,000

18/4 East Suffolk Park

Newington | Edinburgh | EH16 5PN

An elegant and spacious three bedroom flat with two balconies and stunning views, set within an exclusive modern development on the edge of the desirable B-listed Suffolk Park estate, the original Ladies' Halls of Residence of Edinburgh University.

 3 double bedrooms

 1 reception room

 3 bathrooms

 Residents parking

 Landscaped grounds

 EPC rating – B

 Council tax band - F



Description

This impressive second-floor flat offers a generous 125m² of beautifully presented accommodation. Surrounded by landscaped community gardens, expansive lawns and access to a private tennis court, this property provides a rare combination of style, space and serenity and all within easy reach of city life.

Thoughtfully upgraded by the current owners to a high standard, the flat is offered for sale in true move-in condition. A welcoming hallway leads to a bright and spacious reception room featuring a fireplace with living flame gas fire and direct access to a private balcony enjoying open views towards Arthur's Seat. The reception area flows effortlessly into a contemporary kitchen/dining room complete with quality integrated appliances, perfect for entertaining or relaxed family living.

The principal bedroom boasts its own private balcony, built-in wardrobes and a luxurious en-suite shower room. A second generously sized double bedroom also benefits from built-in storage and an upgraded en-suite. A third double bedroom and a stylish family bathroom with white suite and over-bath shower complete the accommodation. Further highlights include full double glazing, gas central heating, secure video entry, and excellent storage including a walk-in cupboard and cloaks cupboard. The property also benefits from ample residents' and visitors' parking, along with a shared bike and bin store.

This exceptional flat presents a rare opportunity to enjoy contemporary comfort in a tranquil, leafy setting.



Extras

All integrated kitchen appliances, light fittings, window blinds, curtains and curtain poles will be included in the sale. Other items of furniture, fixtures and fittings may be available by separate negotiation.

Gardens and Factor

Attractive landscaped grounds surround the property with a choice of wide lawns, ideal for relaxing or picnicking during the warmer months and there are private tennis courts within the development for residents use. The building and grounds are maintained by Ross and Liddell Factors at a cost of approximately £100 per calendar month, reviewed every 6 months.

Viewing

By appointment through Neilsons (0131 625 2222).





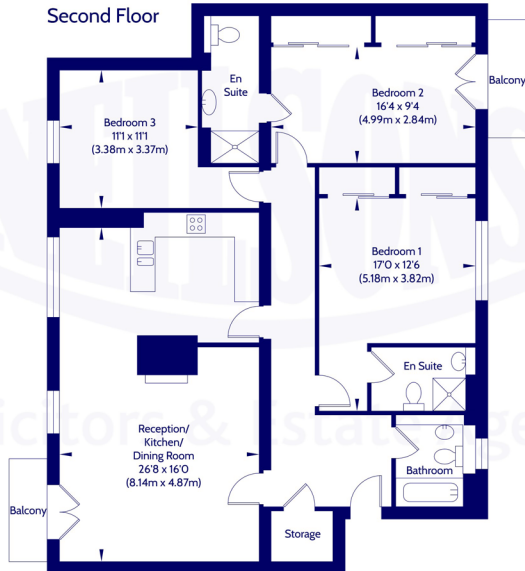
Location

East Suffolk Park falls within the leafy Craigmillar Park conservation area of the popular south Edinburgh district of Newington. A wealth of local shops and services are available within the area along with the Cameron Toll shopping centre with Sainsburys supermarket, a choice of high street named shops, a gym and medical centre. Regular public transport provides swift access to the city centre and surrounding areas, with the planned extension to the Edinburgh Tram Network passing conveniently close by. Edinburgh University Kings Buildings, Peffermill Sports complex and the main university campus are all within easy reach, as is the Edinburgh Royal Infirmary at Little France. Recreational facilities in the area abound with an excellent choice of parks and green spaces nearby, along with the Royal Commonwealth Swimming Pool and sports complex. Local schooling is provided from nursery to secondary level.





Approx. Gross Internal Floor Area 125.49 Sq M / 1351 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

