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Offers Over

£740,000

11 James Gall Wynd

Newington | Edinburgh | EH16 5FF

An exceptionally appealing stone fronted end terraced townhouse, forming part of the small-scale Cala Newington Residents development and enjoying a superb location in the capital's desirable Newington area. Internally the property boasts a high spec finish throughout and offers immaculately presented and highly flexible living within easy reach of Edinburgh City Centre and a host of excellent amenities.

-  2/3 bedrooms
-  2/3 public rooms
-  3 bathrooms
-  Driveway with EV charger and store
-  Private rear garden
-  EPC rating – B
-  Council tax band- G



Description

The accommodation briefly comprises: entrance vestibule with storage cupboard, main hallway with large storage cupboard with stair to the upper level, convenient downstairs WC and utility room off, versatile family room/ third bedroom with doors opening directly out to the generously sized rear garden. The entire ground floor has been laid to high quality Amtico flooring.

First floor comprises: comfortable reception room with feature living flame glass fire, bespoke shelving with atmospheric lighting and near floor to ceiling windows allowing for high volumes of natural light, stylish dining kitchen fitted with an excellent variety of sleek modern units, complete with coordinated worktops, Amtico flooring, Siemens integrated appliances, central island and ample space for a dining table and chairs, family bathroom with attractive three piece white suite, heated rail and porcelain tiles to splash areas.

Top floor has two good sized double bedrooms, both with spacious en-suites complete with porcelain tiles/Amtico flooring and fitted wardrobes/dressing area.



Extras

All integrated appliances, floor coverings, curtain tracks, voiles and curtains will be included. Some items of furniture are available via separate negotiation.

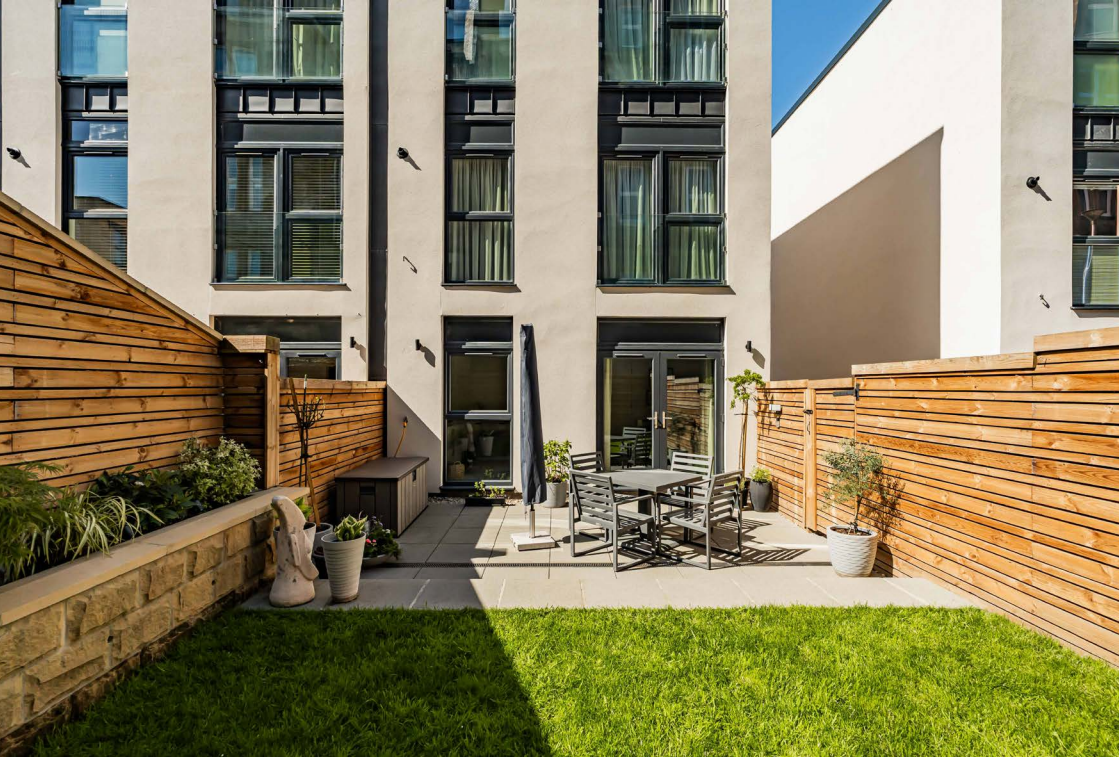
Garden, Parking and Factor

To the front of the house is a private driveway, together with an active EV charging point and large storage area. To the rear is a substantial south facing private garden which is fully enclosed by a timber fence and comprises a neat lawned area, paved seating space and well stocked planted beds. There is an annual factoring fee payable to Ross and Liddell for the upkeep of the communal ground, this is presently £350 approx. per annum with a £500 float.

Viewing

By appointment through Neilsons (0131 625 2222).





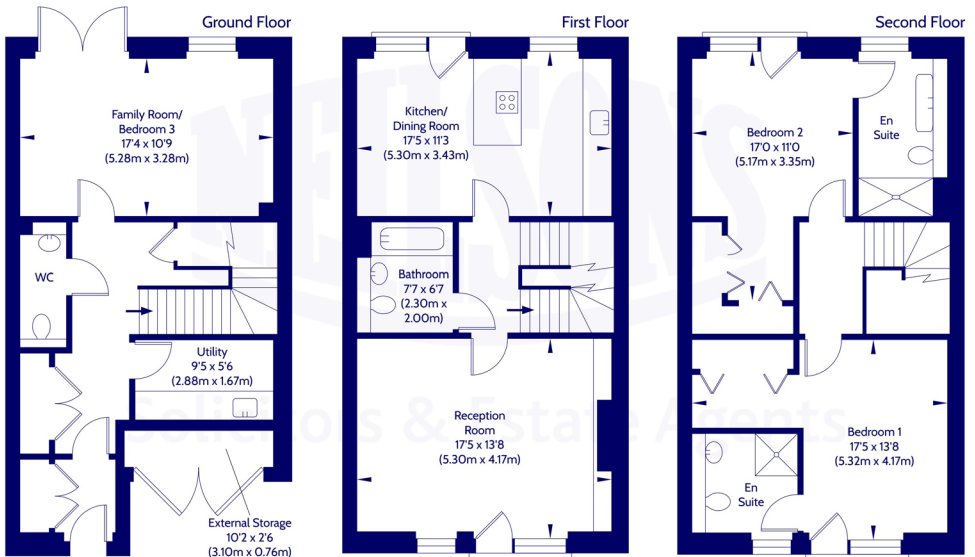
Location

James Gall Wynd is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Cameron Toll Shopping Centre is within easy reach and houses a large Sainsbury's superstore and a choice of popular retailers. The main shopping streets of George and Princes Street are a short bus journey away, together with a fantastic choice of popular shops and restaurants at the St James Quarter. The property is also well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park.





Approx. Gross Internal Floor Area 152.76 Sq M / 1644 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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