



Solicitors & Estate Agents



Offers Over
£920,000

41 Minto Street

Newington | Edinburgh | EH9 2BR

Neilsons are delighted to offer on to the market this most impressive B listed three storey period house, which enjoys a vibrant central location in the capital's desirable Newington area.

-  6 bedrooms plus study
-  2 public rooms
-  2 bathrooms
-  On-street permit parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



Description

The property is well presented throughout, boasts a magnificent private garden to the rear and offers generously proportioned and highly flexible family living, close to the city centre and a superb variety of amenities and iconic green spaces.

The accommodation is accessed via a welcoming vestibule with ornate tiled floor and the ground and lower ground floors briefly comprise: main hallway with stairs to the lower level and grand staircase with wrought iron balustrade to the upper level, elegant front facing reception room with intricate cornice work, twin windows and focal fireplace with wood burner, spacious double bedroom which is currently being used as a family room and features pleasant leafy views of the rear garden, fireplace and cornicing, lower level family dining kitchen which acts as a wonderful hub of the house and has been fitted with a variety of modern base and wall mounted units, complete with granite worktops, twin sinks, fixed shelving and a selection of high quality built-in appliances, spectacular glass box garden room which offers an idyllic relaxing and entertaining space particularly in the warmer months, utility space, two bedrooms, one with Jack and Jill en-suite shower room, and spacious luxury family bathroom with stylish rolltop bath, counter top sink, WC and double walk-in shower enclosure with mains drench shower.

On the upper floor a central cupola floods the hallway with light, leading in turn to a generously proportioned principal bedroom with attractive wood flooring and twin windows affording a delightful open aspect towards Arthur's Seat and over the surrounding area, two further good-sized double bedrooms, a versatile study/nursery, and convenient WC with two piece white modern suite.



Extras

All the light fittings (except the master bedroom) and floor coverings will be included in the sale along with

the blinds in the living room and basement bedroom. The range cooker and dishwasher will also be included in the sale as well as the outdoor furniture and barbecue (new this year), the football goal and basketball hoop, electric lawnmower. Other items can be made available through separate negotiation.

Please note that the property was subject to a recent roof report and all repairs were carried out by the existing owners.

Gardens and Parking

To the front of the house is a neatly kept private garden comprising well stocked lavender borders, low maintenance chip beds and an assortment of small trees. At lower ground level there are two useful outdoor stores. Undoubtedly one of the standout features of this wonderful home is the spectacular walled garden located to the rear. Offering a safe, tranquil space for all the family to enjoy the garden has been lovingly tended by the existing owners, including an expanse of lawn, beautiful mature trees, vibrant planted beds, and flowering bushes. On-street permit parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





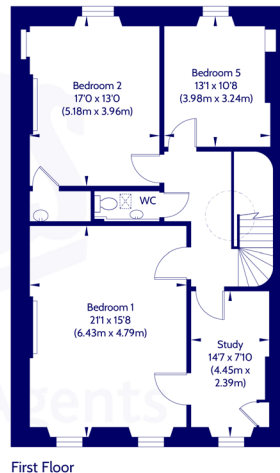
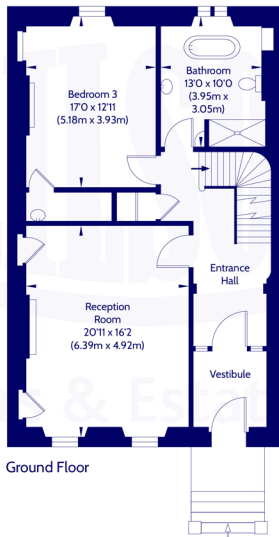
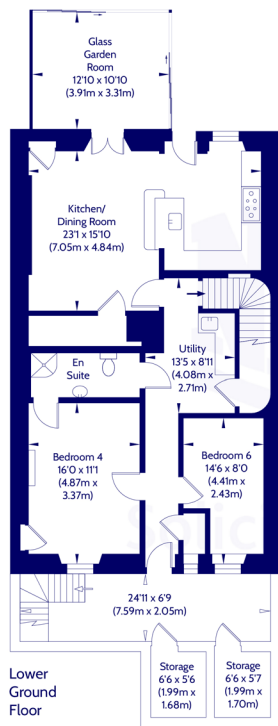
Location

Minto Street is located within the popular Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. The nearby Cameron Toll Shopping Centre houses a large Sainsbury's superstore, together with a good choice of popular retailers. Primary and secondary schooling is well represented in the area, and the property is in the catchment area for the well-regarded James Gillespie's High School. The house is 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 charming green spaces of the Meadows, Holyrood Park and Blackford Hill. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the city centre together with easy access to the city bypass and excellent connections to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 292.43 Sq M / 3147 Sq Ft.



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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