










Offers Over

**£415,000**

## 6/1A Carlyle House, East Suffolk Park

Newington | Edinburgh | EH16 5PL

Forming part of an impressive B-listed period building, this beautifully presented two-bedroom first-floor apartment enjoys an enviable setting within a peaceful and established development. Offering the perfect blend of historic charm and modern comfort, the property features elegant proportions, high ceilings, original architectural detailing, and an abundance of natural light throughout. Neutrally decorated in a modern palette, it is truly in walk-in condition and will appeal to a wide range of buyers, including professionals, downsizers and those seeking a characterful home.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Private Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – G



## Description

Accessed via a secure and well-maintained communal entrance, this impressive flat opens into a welcoming entrance vestibule, providing a practical space for coats and shoes. From here, you step into a generous central hallway, beautifully enhanced by a striking circular cupola that floods the space with natural light and creates a bright, airy atmosphere at the heart of the home. The spacious sitting room enjoys an open outlook over the beautifully landscaped communal gardens, offering a peaceful and picturesque setting. This well-proportioned room provides a versatile layout, easily accommodating both lounge furniture and a dedicated dining area, ideal for hosting guests or enjoying quiet evenings in.

The modern kitchen is thoughtfully designed and fitted with an excellent range of sleek, contemporary wall and base units, complemented by high-quality worktops and integrated appliances. A breakfasting area provides the perfect spot for informal meals and morning coffee, making the kitchen both functional and sociable. The principal bedroom is generously sized and benefits from excellent built-in storage and a stylish en-suite shower room, offering a comfortable and private retreat. The second double bedroom is also spacious and bright, providing flexible accommodation suitable for guests, a home office, or a hobby room, depending on your needs. Completing the internal accommodation is a contemporary family bathroom, featuring a crisp white suite with a bath, wash hand basin, and WC, finished with modern tiling and fittings to create a fresh, relaxing space. This well-appointed flat combines style, space, and practicality, set within a peaceful, landscaped development that offers both charm and convenience.

The property boasts modern comforts such as double glazed sash and case windows and gas central heating, while retaining a timeless period character.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, residents enjoy access to stunning communal gardens and a central square, creating a tranquil setting rarely found so close to city amenities. The development further benefits from private tennis courts, secure bicycle storage sheds, and ample residents' parking within the private car park.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

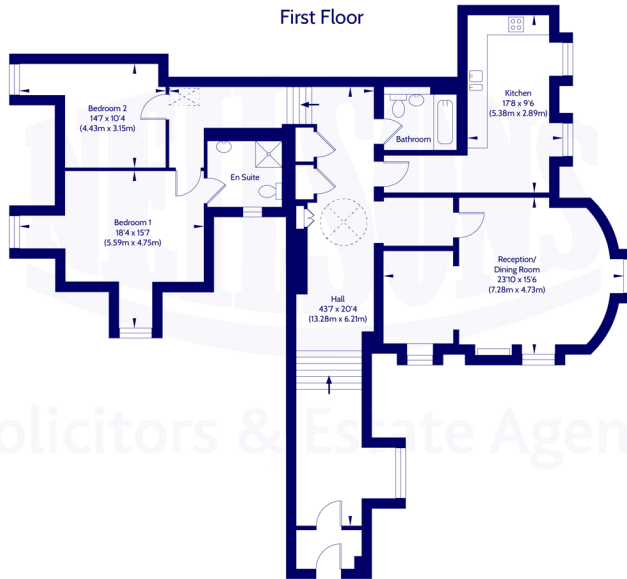
Carlyle House is situated within the exclusive and leafy enclave of East Suffolk Park, part of the highly desirable Newington/Blackford area of Edinburgh. This prestigious residential setting is known for its elegant architecture, mature tree-lined streets, and peaceful atmosphere, offering a rare blend of tranquillity and city convenience. Residents enjoy proximity to an excellent range of amenities just a short walk away, offering a variety of independent shops, cafes, restaurants, and bars. For everyday needs, there are several large supermarkets nearby, including Cameron Toll Shopping Centre, which is within easy reach. The area also benefits from superb recreational and green spaces, including The Meadows, Blackford Hill, and Hermitage of Braid, providing scenic walking and cycling routes, panoramic city views, and a welcome escape into nature. The University of Edinburgh's King's Buildings campus is close by, making this a sought-after location for academics and professionals alike. The area is also well served by reputable schools and medical facilities. Frequent bus services provide easy access to the city centre and beyond, while the nearby City Bypass offers quick connections to the motorway network and Edinburgh Airport.





Approx. Gross Internal Floor Area 129.37 Sq M / 1393 Sq Ft.

### First Floor



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