



Beautifully presented Victorian, mid-terrace townhouse



Beautifully presented, Victorian, mid terrace townhouse, currently run as a Guest House with a fantastic location in the desirable Newington area of Edinburgh, close to excellent amenities, tourist attractions and transport links. There is a private garden to the front and a particularly attractive entrance vestibule, with an original tiled floor, stained glass windows and glass panels and opens into an elegant hallway, with cornicing, an eye-catching original balustrade which leads up to the second floor where a cupola floods the space with natural light. The guest rooms are located on the first and second floors and the owner's accommodation is on the ground floor. This impressive period property is packed with stunning period features and would be a fantastic family home if preferred, subject to a change of use to residential. The guest rooms have all been recently decorated and the shower rooms fully renovated to a high standard, offering accommodation for fourteen guests, with seven bedrooms, each with a TV point, fibre Wi Fi, four with an ensuite shower room and one shared guest shower room. There is also a spacious well-equipped kitchen on the first floor for guest use.

The owner's private accommodation is on the ground floor and comprises a grand lounge, with bay window, two Edinburgh Press's, stunning cornicing and a marble fireplace. There is an open plan kitchen/dining/living room with a lowered ceiling with access to storage, striking, handmade, tulipwood units, slate tiling, feature shelving, mahogany worktops, breakfast bar, plenty of space for dining and seating and patio doors lead out to a charming private courtyard to enjoy warm weather. There are two double bedrooms, one with an ensuite and a further shower room, well equipped utility room, with direct access to the garages. The two recently built garages, one double and one single, offer electric doors, power (one is currently a workshop) and open onto the multi space driveway, accessed from Suffolk Road Lane.

Key Features

Entrance vestibule and hallway

The ground floor is residential use (council tax band C) and the upper floors are registered for non-domestic business rates (ref: 149C83926) with 100% relief

Ground floor residential accommodation;

Lounge

Open plan kitchen/dining/living room

Two double bedrooms, one ensuite shower room

Shower room

Utility room

First and second floor guest accommodation;

Seven bedrooms

Four ensuite shower rooms and one shared shower room

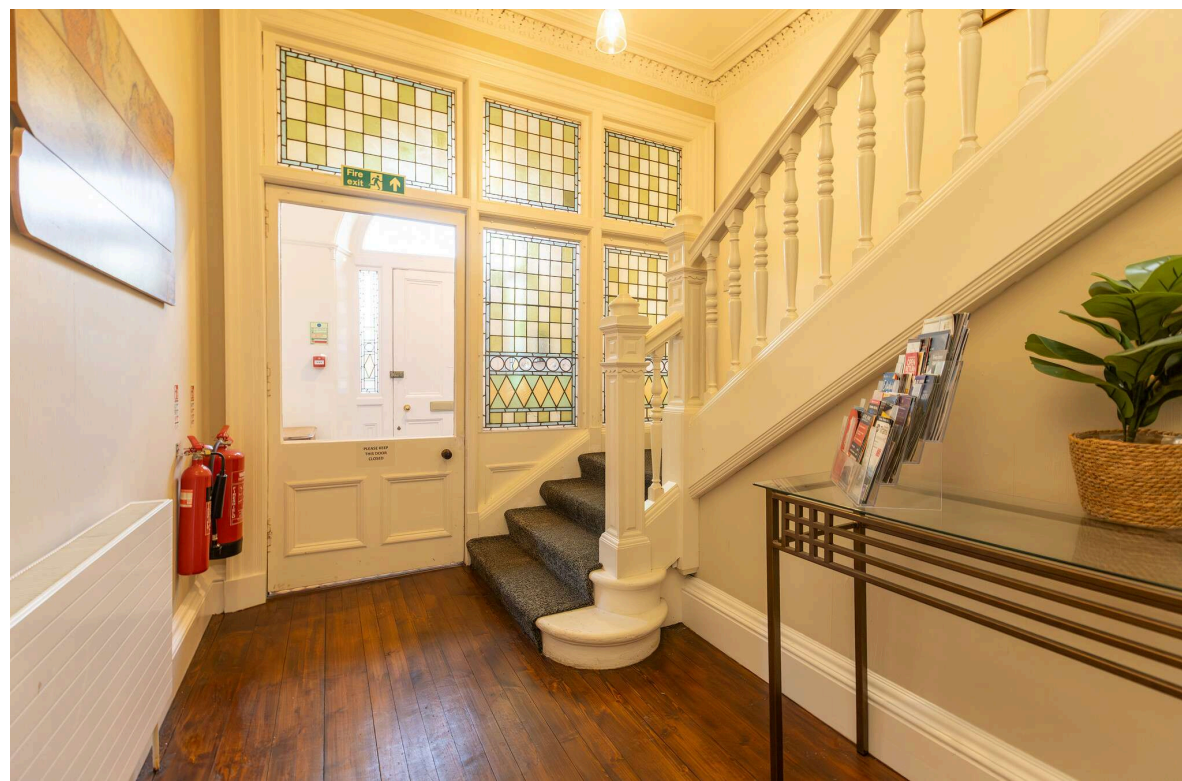
Shared guest kitchen

Double glazing and gas central heating (2 boilers)

Double garage, single garage and driveway for several cars

Private courtyard

All certification up to date for current owner's short term let licence



Newington

Newington is an extremely desirable area in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to The Royal Mile, Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services, two minutes walk from the property, run to and from the city centre and across Edinburgh. There are well regarded schools, both in the public and private sectors.



Extras

All fitted floor coverings, blinds, light fittings, range style cooker, fridge, an integrated freezer, 2 fridge freezers, 2 washing machines, drier, double oven, hob, dishwasher are included in the sale (no warranties given). Furniture is available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

Ground floor residential accommodation Band C

Home Report Valuation

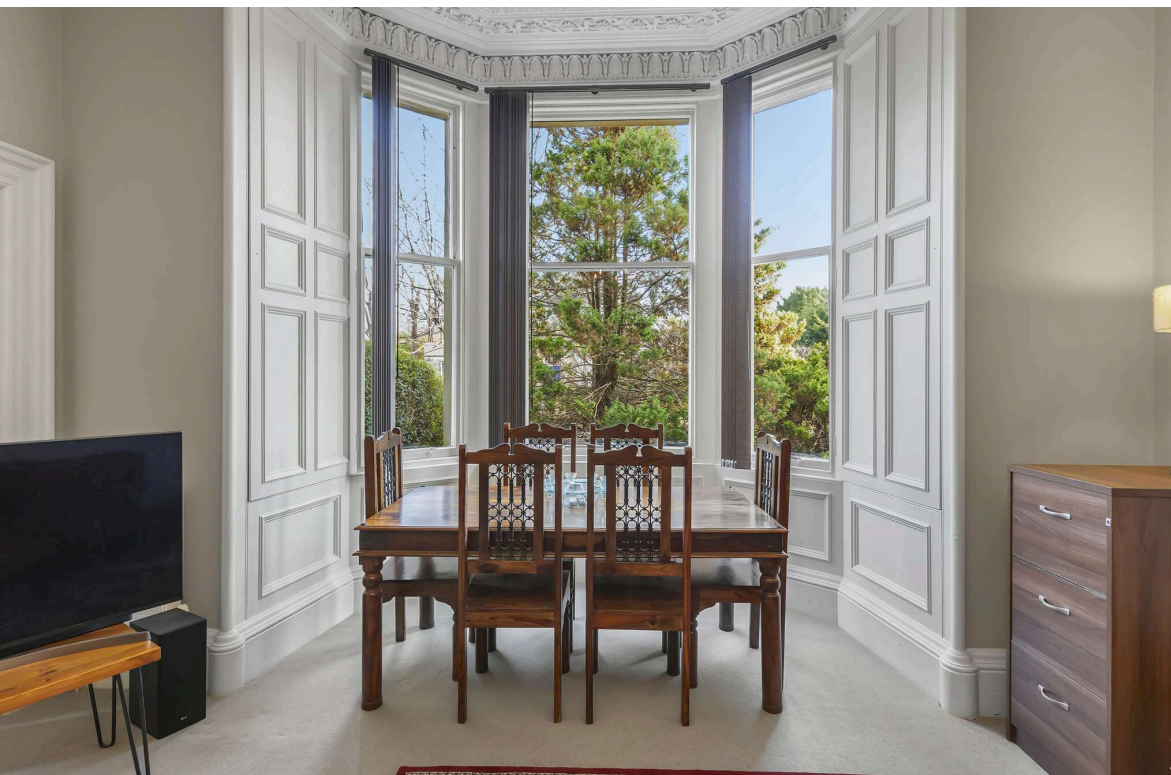
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EPC Rating

Guest House G
Ground floor residential C

Tenure

Freehold

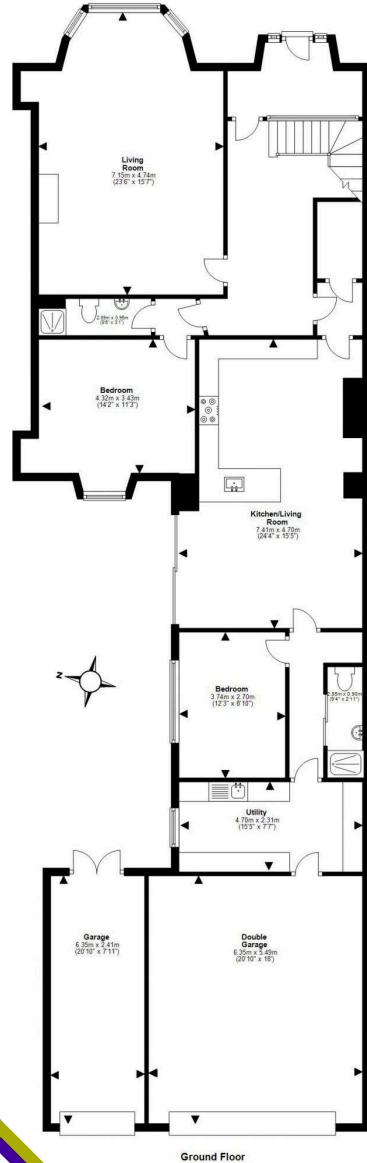




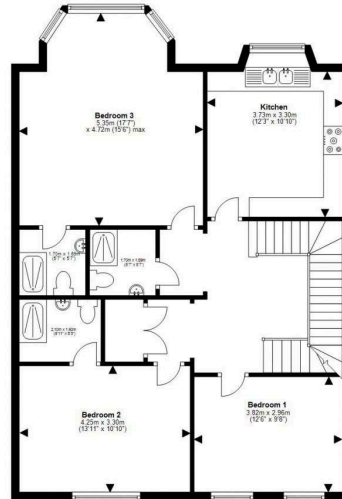




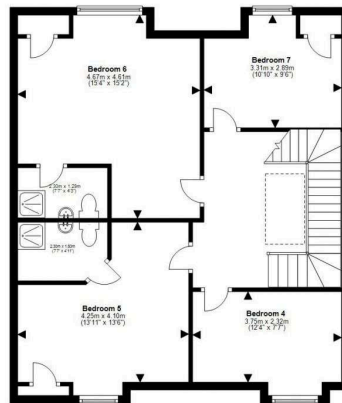




Ground Floor



First Floor



Second Floor

Total area: approx. 364.3 sq. metres (3920 sq. feet)
This plan is for guidance only and should not be used as a basis for a purchase contract.
For details of the property, please refer to the Home Report.
Plan produced using Planity.



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