

Jardine Phillips
Solicitors • Estate Agents

NEWINGTON

103 NEWINGTON ROAD
EH9 1QW



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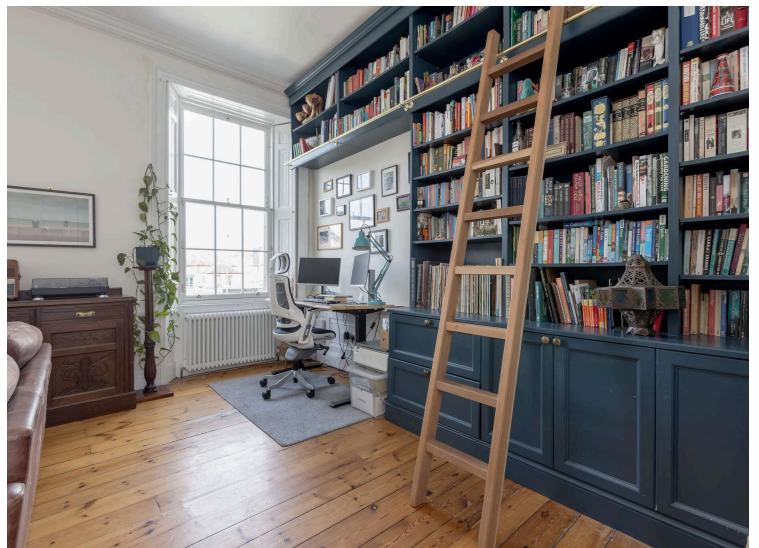
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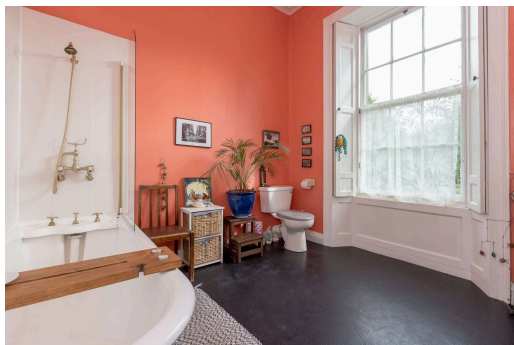
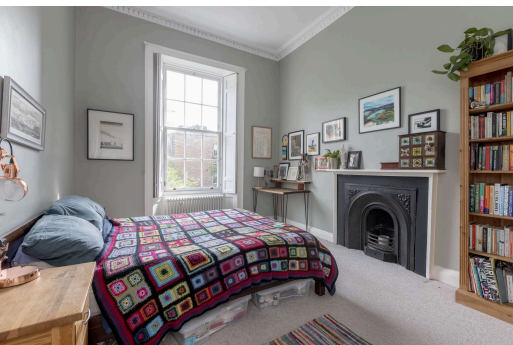


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EPC RATING: D

OFFERS OVER £835,000





IMPRESSIVE FOUR BED THREE RECEPTION ROOM GEORGIAN PROPERTY WITH PRIVATE GARDEN IN CATCHMENT FOR WELL RENOWNED SCHOOLS

This superb property has a wealth of period features which have been lovingly restored and combined with some contemporary finishes to make an ideal home for professionals or a family. There is spacious living & sleeping accommodation, including a large kitchen/dining room, two wonderful sitting rooms, four double bedrooms, three bathrooms and a super private rear garden. Located in the centre of Newington with an amazing array of shopping & leisure facilities nearby, in the catchment for excellent schools. Added to this, there is easy access to the wide-open spaces of Holyrood Park and The Meadows. Finally, there are great transport links into the city centre making it perfect for commuters.

AREA

Newington is a very popular area in the south of the city, within easy walking distance or a short bus ride of the city centre. There are an excellent range of local shops & supermarkets available in Newington, together with a further range of supermarkets, retail outlets, coffee shops, bars & restaurants available in nearby Marchmont, Morningside, Bruntsfield and Cameron Toll. Edinburgh & Napier Universities and the Royal Infirmary are all close by, as well as a wide range of amenities including a library, the Royal Commonwealth Pool & Gym, golf courses and the Festival Theatre. The house is also well placed for lots of walks and open spaces including Holyrood Park, Arthur's Seat, the Meadows and Blackford Hill. The property is in the catchment for well renowned schools including Preston Street & St Peter's RC Primary Schools and James Gillespie's High School. There is also easy access to numerous schools in the private sector. There are regular bus routes both into and out of town and there is easy access out to the city bypass and the motorway network beyond.

GARDEN

Street door leading to passageway & steps up to front garden & main door
Private, split level, sunny rear garden with lower area adjacent to the building providing direct access to lower ground floor. A metal gantry spans the

basement courtyard from the kitchen/dining room to provide direct access to the upper walled garden which has patio areas for relaxing & entertaining, together with an expansive lawn surrounded by flower borders & trees. There is also a pedestrian gate in rear wall to access Salisbury Mews

PARKING

Resident permit parking on street. There is access for a car at the rear of the property.

EXTRAS

The blinds/curtains, light fittings, gas range cooker, cooker hood, dishwasher and washing machine are included in the sale.

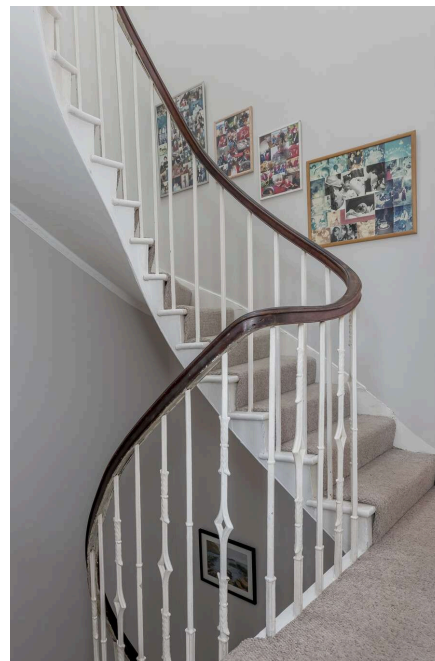
GENERAL

Previous damp proofing in basement & recent roof roof extension

Traditional sash & case windows, recently upgraded, the majority are double glazed units

HOME REPORT VALUATION

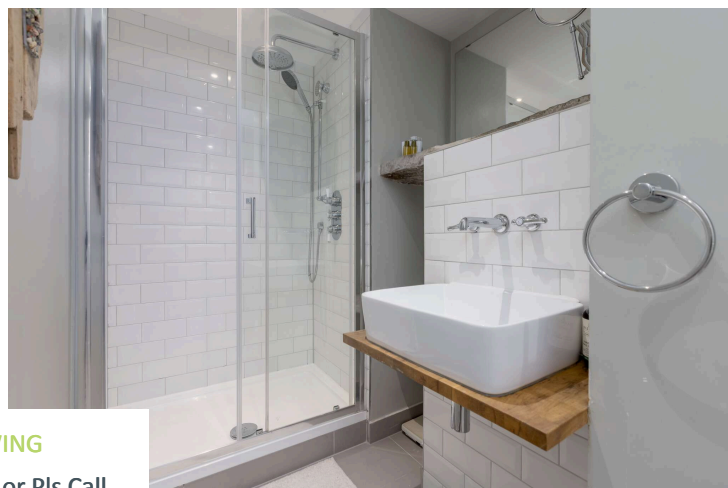
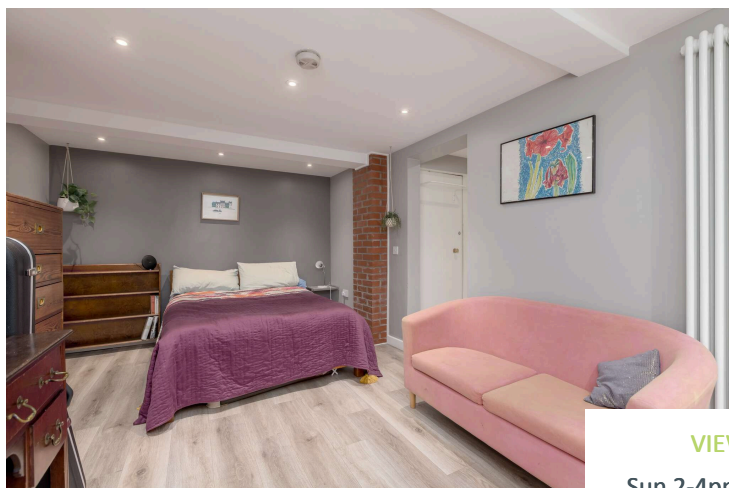
£850,000





PROPERTY DESCRIPTION

- Vestibule into the hallway & grand staircase leading to the four storeys in the property, including cupola on the top floor
- Spacious, open plan kitchen with views over the garden with wide range of fitted units, open shelving & appliances, including range cooker, and beautiful parquet flooring, leading to
- Dining area with open fireplace and French doors leading to the private rear garden
- Elegant curved wall sitting room with original fireplace & wood burning stove
- Double bedroom four on lower ground level with French doors leading to the rear garden – perfect for guests
- Ensuite shower room with large walk in shower, sink unit & wc
- Handy utility room
- Impressive first floor curved wall drawing room with twin windows, fitted cupboards, feature fireplace with wood burning stove and bespoke fitted book shelving with ladder & space for a study area
- Principal bedroom with original fireplace, walk in wardrobe & further storage cupboard
- Large family bathroom with freestanding bath with period style shower over, antique pine vanity sink unit & period style wc
- Double bedroom two with dormer bay window & original fireplace
- Double bedroom three with fitted storage
- Second floor shower room with contemporary walk in shower, vanity sink unit with feature tiling above & wc
- Gas fired central heating from boiler & storage tank located at lower ground floor level - installed 2014 – with a mixture of period style & contemporary radiators
- A wealth of period features including curved walls, panel doors, wood panelling on the walls, original window shutters, traditional fireplaces & windows, stripped wood flooring, clothes pulley, cornicing, dado rails & ceiling roses

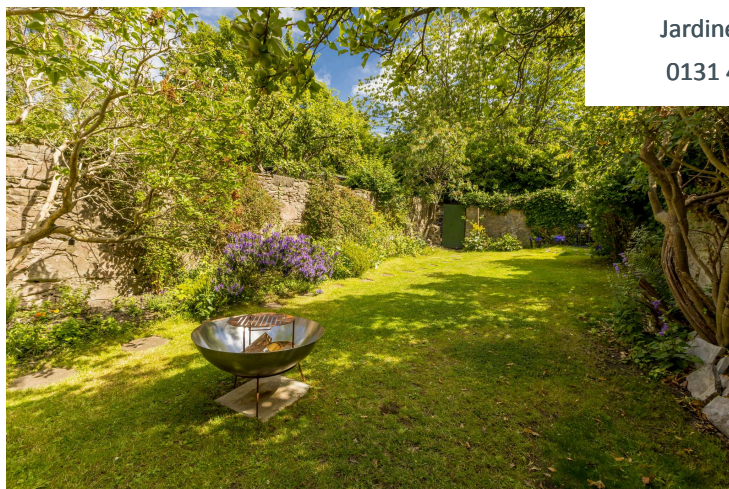


VIEWING

Sun 2-4pm or Pls Call

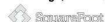
Jardine Phillips

0131 4466850

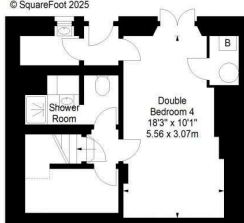


Sitting room	20' x 14'11" (6.10 x 4.55m)
Kitchen/dining room	21'2" x 14'5" (6.45 x 4.39m)
Drawing room	21'2" x 14'11" (6.45 x 4.55m)
Bedroom 1	14'1" x 10'9" (4.29 x 3.28m)
Bedroom 2	21'1" x 12'6" (6.43 x 3.81m)
Bedroom 3	16'11" x 11'2" (5.16 x 3.40m)
Bedroom 4	18'3" x 10'1" (5.56 x 3.07m)

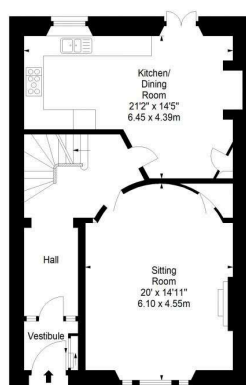
Newington Road,
Edinburgh, EH9 1QW



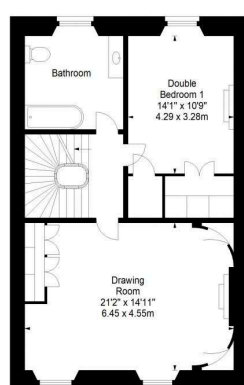
Approx. Gross Internal Area
2444 Sq Ft - 227.05 Sq M
For identification only. Not to scale.
© SquareFoot 2025



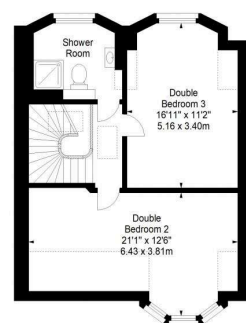
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

