

# 17/2F2 Lutton Place

NEWINGTON, EDINBURGH, EH8 9PD



*SUBSTANTIAL 4-BED  
GEORGIAN FLAT*



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Part exchange available! McEwan Fraser is delighted to present this spacious four-bedroom second-floor flat to the market. The property forms part of a beautiful cherry tree lined Georgian terrace that overlooks St Peter's Church in Newington. The property is presented in good internal order and has retained a wealth of period features. The current owner lived there for many years before latterly using this property as a successful HMO. If using the property as an HMO, it would be possible to market the property as a five-bedroom. The property is offered to the market chain free.

You enter the property to find a wide central hallway that has integrated storage and two bathrooms. The accommodation is focused on the living room which has retained all the charm and character that Edinburgh's Georgian architecture is famous for. The living room has two large sash windows which have working shutters and offer fantastic levels of natural light. There is an ornate cornice, feature fireplace, Edinburgh press, traditional high skirting boards, exposed wooden floorboards, and ample space for a variety of different furniture arrangements. This will give a new owner plenty of flexibility to create their ideal entertaining space.

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The kitchen and the attached dining room overlook the rear of the property. The kitchen has a good range of base and wall-mounted units that offer plenty of prep and storage space. A gas hob and a double oven are integrated. The attached dining room has plenty of personality with a feature fireplace, sash window, and working shutters. There will be space for a large dining table and a range of supporting furniture. If utilising the property as a 5-bed HMO, this room couple be established as a living room.







Bedroom one is a spacious double bedroom with similar features and proportions as the living room. There is ample space for a large frame bed and a full suite of supporting bedroom furniture. Bedroom two is a large rear-facing double bedroom with period features and a feature fireplace. Bedroom three is a further double with space for a bed wardrobe and desk. It would make a fantastic home office for an owner-occupier. Bedroom four sits between the living room and bedroom one. Able to hold a double bed and wardrobe comfortably, this would make a fantastic nursery for an owner-occupier.

The accommodation is completed by a bathroom and a shower room. Both have a contemporary finish and boast white suites. For extra warmth and comfort, the property enjoys gas central heating.

The property also has access to a well maintained communal garden.





**Bedroom 2**

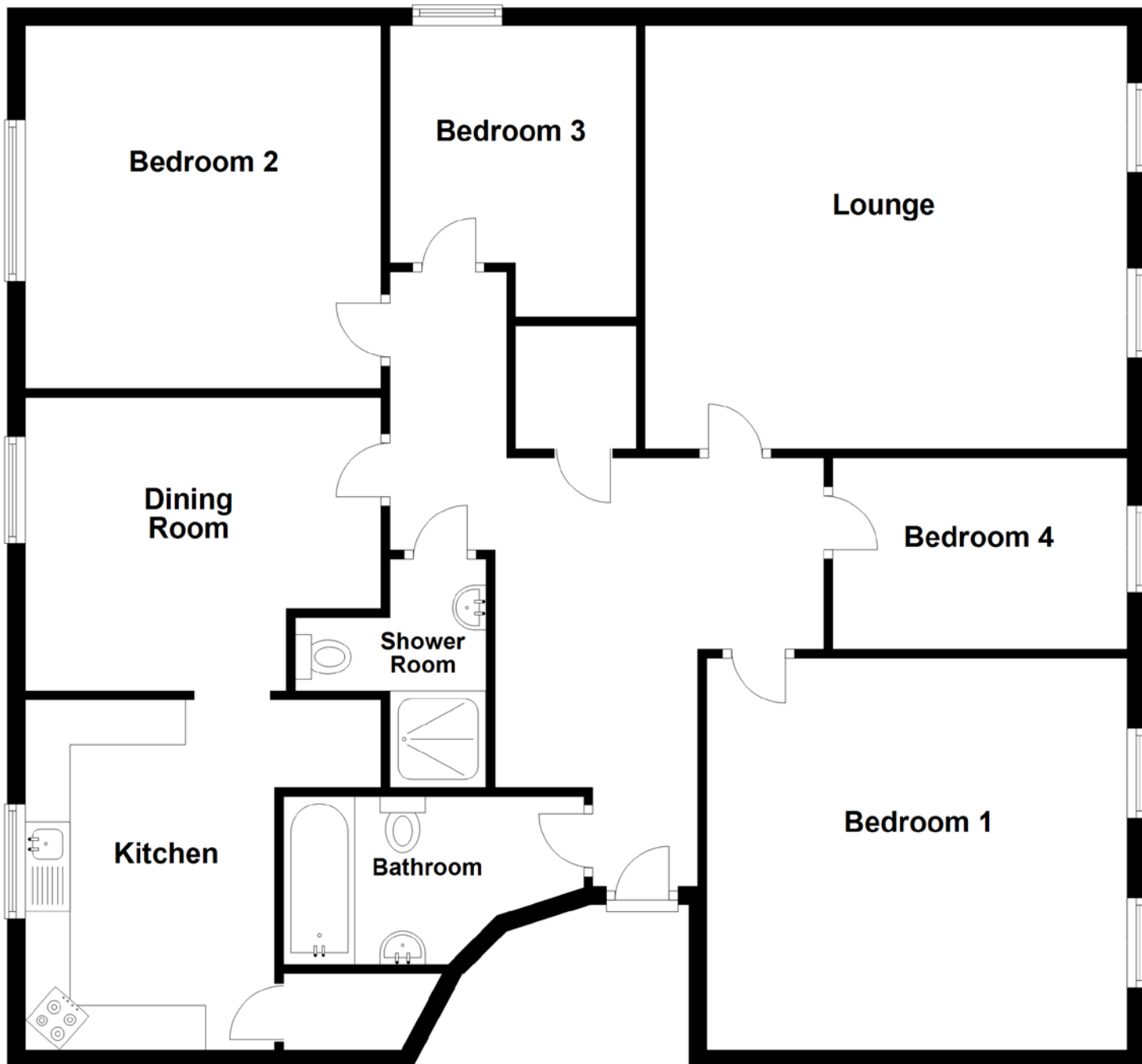




**Bedrooms 3&4**





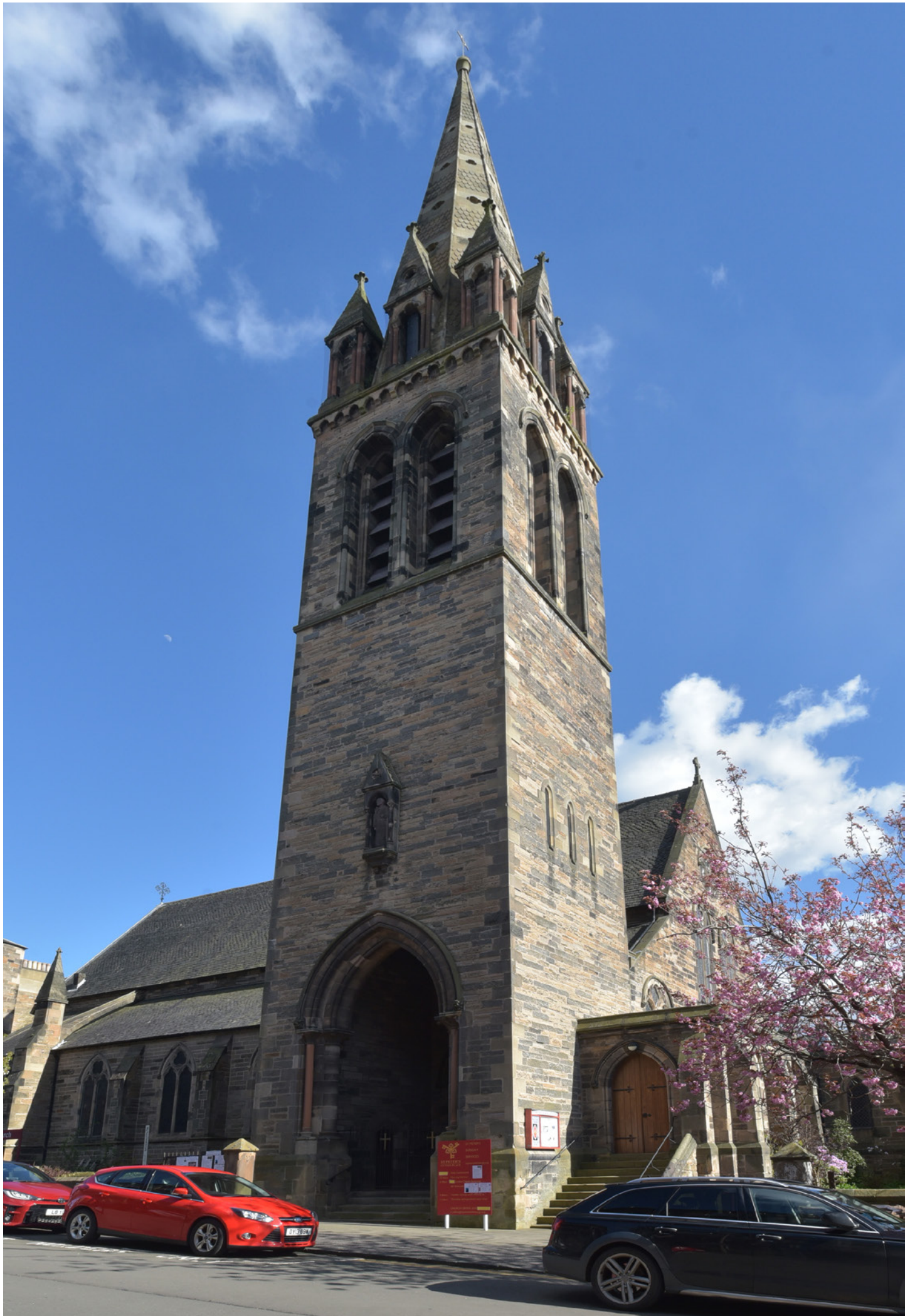


Approximate Dimensions  
 (Taken from the widest point)

Lounge	5.38m (17'8") x 4.72m (15'6")	Bedroom 4	3.60m (11'10") x 2.25m (7'5")
Dining Room	3.97m (13') x 3.27m (10'9")	Bathroom	3.35m (11') x 1.88m (6'2")
Kitchen	3.91m (12'10") x 3.50m (11'6")	Shower Room	2.75m (9') x 1.07m (3'6")
Bedroom 1	4.69m (15'5") x 4.37m (14'4")		
Bedroom 2	4.05m (13'3") x 3.97m (13')	Gross internal floor area (m <sup>2</sup> ):	133m <sup>2</sup>
Bedroom 3	3.25m (10'8") x 2.75m (9')	EPC Rating:	C



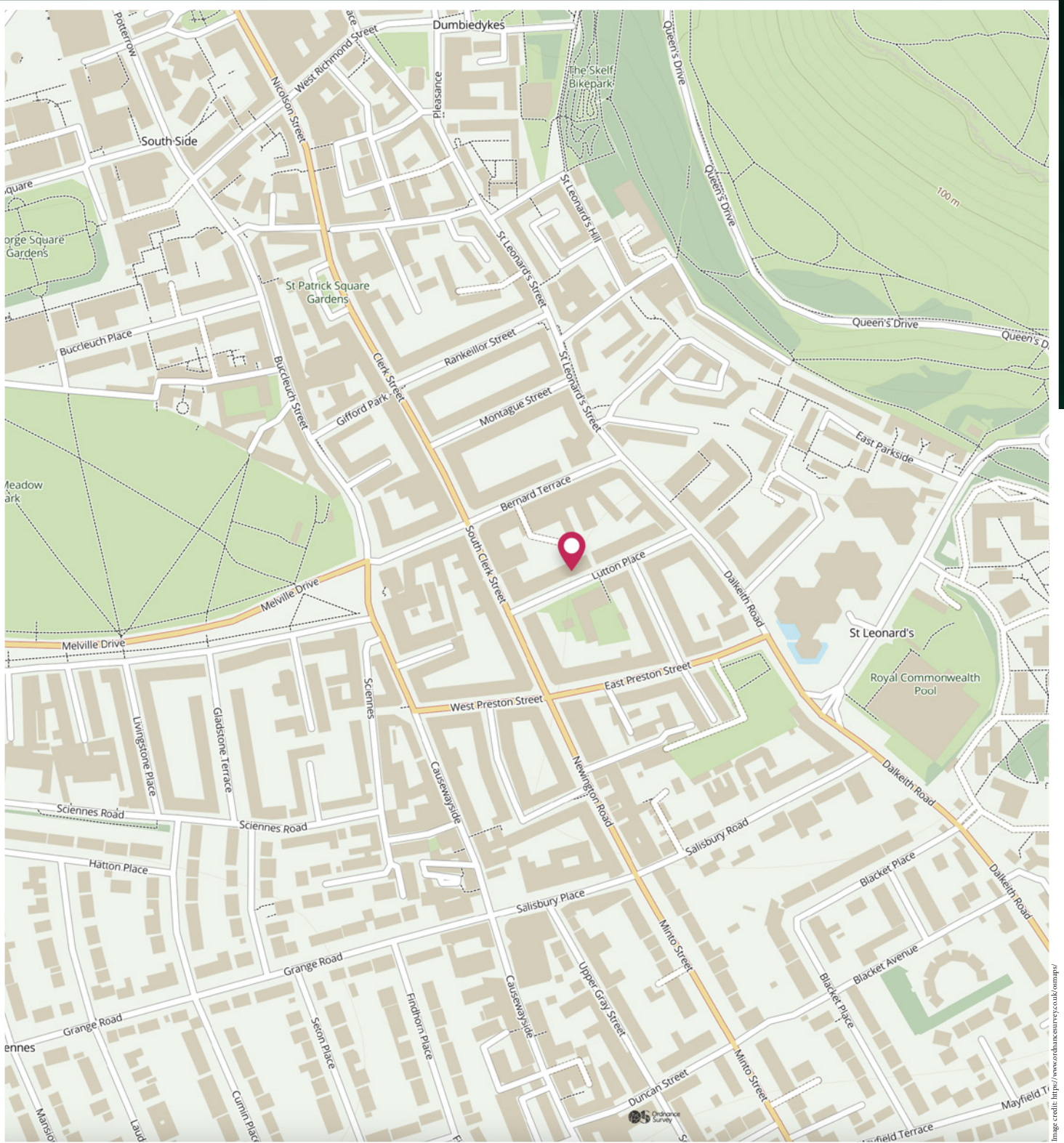
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Lutton Place is in a particularly sought-after pocket of Newington that is nestled on the southern edge of Holyrood Park. An excellent area for families and young professionals, the area gives easy access to a range of amenities including the Royal Commonwealth Swimming Pool, Holyrood Park, Arthur's Seat, Holyrood Palace, the Scottish Parliament Building, Duddingston Loch, Prestonfield and Duddingston Golf Clubs and Priestfield Tennis Club. The area is also well situated for access to the Royal Infirmary of Edinburgh and the Edinburgh University campuses. On a more practical level, the property is within easy reach of Cameron Toll Shopping Centre. There are excellent bus services that provide routes across the city and, for drivers, one can connect easily with the City Bypass and the motorway network. The area has good state schooling at both primary and secondary levels and there is ready access to a full range of independent schools.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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