

The Clocktower

at Newington Residences, Penthouse Apartment 21, 33 James Gall Wynd, Newington, Edinburgh EH16 5FG



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An exclusive

historic development in Edinburgh's leafy Southside

This three-bedroom penthouse promises unrivalled views, encompassing nearby Arthur's Seat and Salisbury Crags. It lies within the historic Clockhouse Apartments, part of CALA's prestigious Newington Residences, in a leafy conservation area south of the city centre. This recent redevelopment of The Royal Blind School, a Victorian complex sits on 3.5 acres of well-maintained grounds with landscaped gardens and private garage parking. The impressive apartment has airy high ceilings and a minimalist design enhanced by beautiful accent décor and superior finishings.

General Features

- Central Southside conservation area
- Magnificent city views, including Arthur's Seat
- Top-spec CALA development with shared lift service
- Secluded penthouse apartment with high ceilings
- Bright and airy interiors featuring elegant décor

Accommodation Features

- Secure video entry system and grand shared lobby
- Reception hall with study area, storage, boot/cloakroom, and utility room
- Top-range integrated kitchen open to:
- Spacious multi-aspect dining and living area
- South-facing principal suite with fitted dressing room and en-suite shower room
- Two further double bedrooms with storage (one with en-suite shower room)
- Bathroom with shower-over-bath
- Gas central heating, double glazing, iMist fire suppression system and noise-reducing insulation

Exterior Features

- Shared access to expansive maintained gardens
- Sandstone clad extra-large secure garage for private use
- Shared access to electric vehicle charging point

Grand shared lobby

with secure
entry
phone



Reception hall

featuring superb storage and a light-filled study area



From a secure communal lobby with keyless entry, a lift shared with just two other residences rises to the apartment on its own private landing. Stepping inside, you are greeted by a reception hall with a bright reading nook/study area at one end. The hall features capacious storage, a walk-in boot/cloakroom, a walk-in linen room and a utility room. Its elegant décor and quality Amtico flooring perfectly showcase the impeccable modern finish to follow.



Open-plan living

the ultimate entertaining space



From the hall, you step into the heart of the home - a sizeable open-plan area with Amtico flooring and captivating views from multiple aspects. Designated zones accommodate seated dining and relaxation, with the sitting area boasting an ultra-realistic Dimplex electric fire from their innovative Optimyst® range. In one corner, a sleek all-white kitchen features an impressive central island, premium Silestone worktops, and illuminated display shelves.

A cooking enthusiast's

Dream



The kitchen is a cooking enthusiast's dream, well-equipped with integrated top-brand appliances, including a fan oven and a combi microwave fan oven, an induction hob with ceiling extraction, and (all Siemens) a fridge, a freezer, a wine cooler, and a dishwasher. There is also a Quooker boiling water tap and, in the hall's utility room, an under-counter freezer and a Siemens washer/dryer.





Three spacious bedrooms offering a wealth of storage



The three softly carpeted double bedrooms enjoy the serenity of open vistas. Each room has attractive fitted wardrobes – both the principal suite and second bedroom enjoy dressing areas. One of the bedrooms, which captures fantastic views of The Craggs, is currently set up as a cosy additional sitting area.

Multiple washrooms

promising
convenience
& luxury

The apartment is well-served by multiple bathrooms, all with a tastefully understated finish. The principal suite and second bedroom each boast beautiful en-suite shower rooms including vanity storage and walk-in rainfall showers. Additionally, the family bathroom which is handily accessible from the hall benefits from a shower-over-bath and vanity storage.





View from apartment

Garden & parking

a haven of greenery for residents

33/21 James
Gall Wynd

Maintained by a property factor, the Newington Residences feature landscaped gardens with swathes of green lawns bordered by leafy trees – a shared outdoor space for all residents to enjoy. On-site, there is an extra-large sandstone clad garage with power and powered door exclusive to the property. Additionally, there is shared access to an electric vehicle charging point.

Extras: The sale includes all floor coverings, curtain poles, light fittings (excluding the hall chandeliers), and integrated/freestanding appliances.

Property Name

The Clocktower at Newington Residences,
Penthouse Apartment 21 / 33 James Gall Wynd

Location

Newington, Edinburgh, EH16 5FG

Approximate total area:

176 sq. metres (1894.5 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

Third Floor

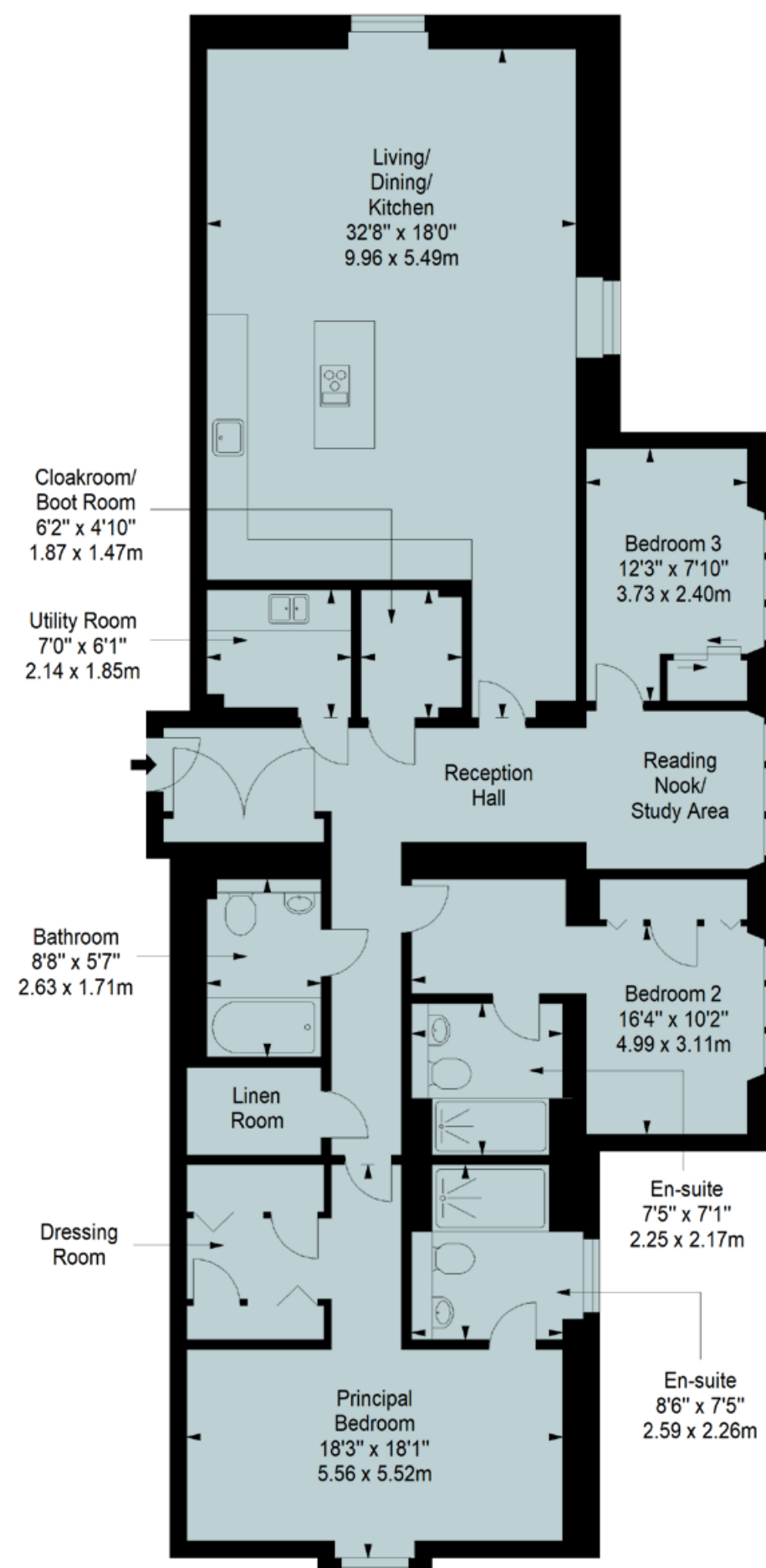
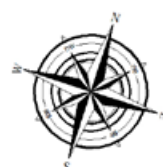
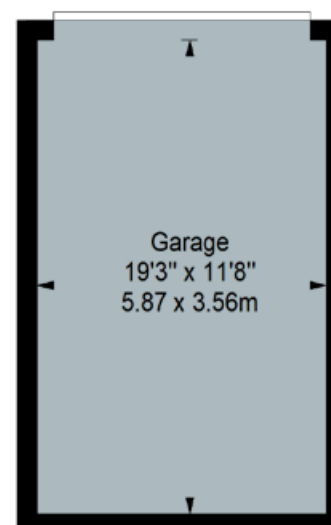
Garage

EPC Rating - C

Council Tax Band - G

Home Report Value - £785,000

Factors: The development is managed by Ross & Liddell for an annual fee of approximately £2,400. This fee includes the cleaning, lighting and maintenance for all communal areas, included garden works, lift maintenance, electricity for communal areas, window cleaning, annual tree survey, annual roof survey and the block buildings insurance. Float deposit held by the Factors is £900.





Newington

Central Southside
conservation area



Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington sits between the much-loved

green spaces of Holyrood Park and The Meadows. It is close to public sports facilities at the Royal Commonwealth Pool with its Olympic-size pool, and renowned cultural venues include the Festival Theatre, the Queen's Hall, and the Summerhall multi-arts complex. Residents also enjoy access to an eclectic mix of independent shops, express supermarkets, and high-street retailers along Nicolson Street and South Clerk Street, with further shopping facilities available at nearby Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

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dream property!



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