



31 Kilmaurs Road
NEWINGTON | EDINBURGH | EH16 5DB


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solicitors & estate agents



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Superbly proportioned three bed traditional lower villa boasting lovely period features and private gardens front and rear, occupying a sought after position within a highly regarded area with excellent amenities close at hand.

Viewing is highly recommended to appreciate the great feeling of light and space within this property, which forms part of an impressive stone built semi-detached villa. Although modernisation is required, the property has excellent potential to form a home for a couple or family and is ready for someone to put their own stamp on it. Impressive period style features much enhance the house, including decorative cornicework and mantelpieces in the bay windowed living room and in the principal bedroom. There are two further double sized bedrooms, a kitchen with space for dining, plus larder for storage, a handy utility room and wetroom fitted out with a white suite and electric shower. In addition, the large hall could easily accommodate a dining table or study desk. There is direct access from the property to the private gardens front and rear. Both areas are laid to lawn and the rear garden is very sheltered and well screened.

- Period style home with flexible accommodation
- Entrance vestibule
- Dining hall
- Bay window living room
- Kitchen/dining room
- Utility and rear porch
- Three double bedrooms
- Modern wetroom
- Gas central heating
- Double glazing (except vestibule)
- Private gardens front and rear
- Residents permit parking



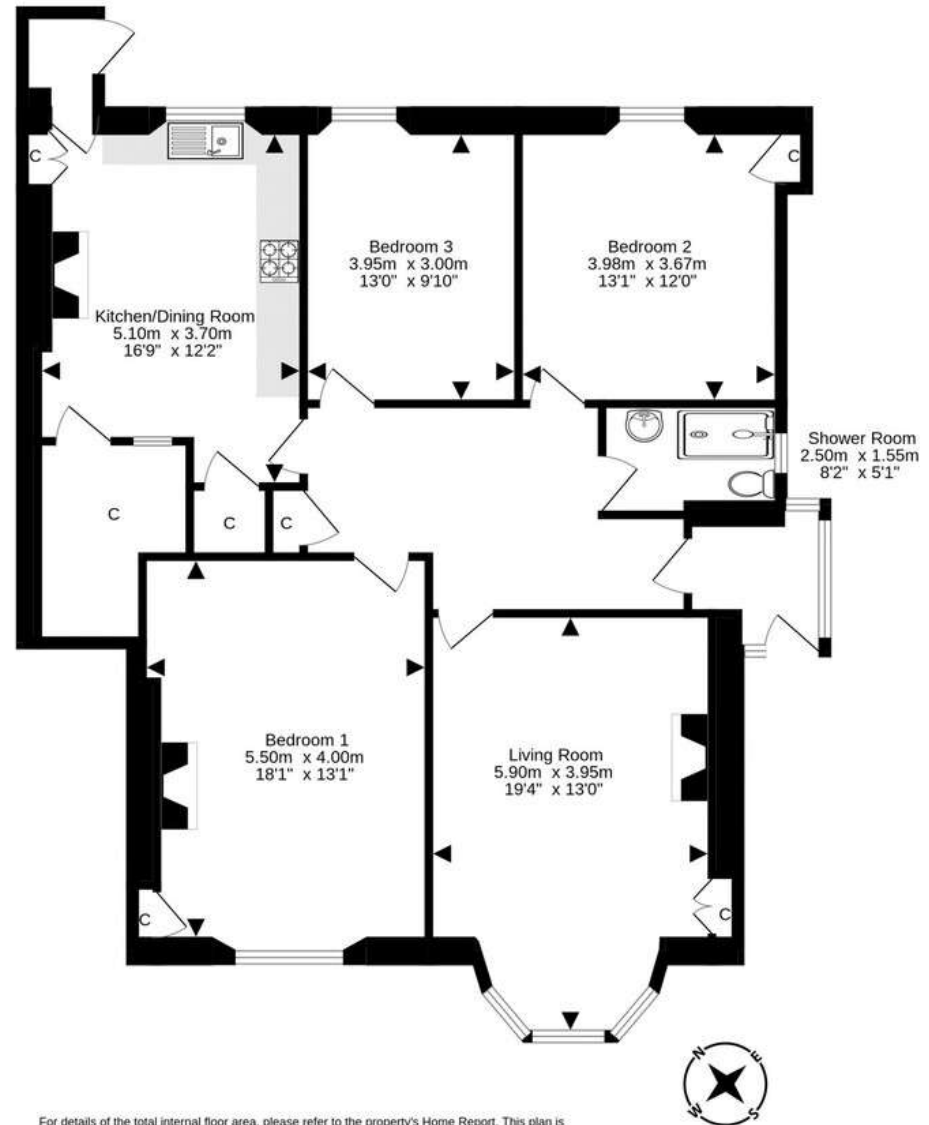
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings are included in the sale.
EPC Rating D.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to 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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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