



9 Cameron Park  
NEWINGTON | EDINBURGH | EH16 5JY

  
**warners**  
solicitors & estate agents





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Warners are delighted to present this stunning traditional Victorian terraced villa, brimming with character, enjoying a prime situation and located in one of Edinburgh's sought-after locations. Boasting views to Arthurs seat this excellent family home boasts modern fixtures and fittings whilst still retaining its period charm, representing an elegant home of immense appeal, ideal for professional or families alike, with charming landscaped private gardens to the front and rear. The beautiful rear garden is laid lawn with intimate patio areas, making it perfect for al fresco dining and outdoor entertaining and there is also access via the rear garden to a detached garage and access road. The elegant bay windowed living room features sanded real wood flooring, ornate cornicing and a fireplace with wood burning stove, making an attractive focal point and the wide bay window ensures an abundance of natural light. The kitchen / dining room, and adjoining garden room create a very sociable space, falling naturally into cooking and dining zones, with views and direct access to the rear garden by means of triple French doors from the kitchen / dining room and garden room. Stairs from the kitchen / dining room lead to split level bedroom which would also make an ideal home office or study. Upstairs a spacious landing with skylight leads you to three bedrooms, all boasting feature fireplaces, the main comes with a stunning bay window. Completing the accommodation is a modern shower room featuring a double walk in shower with waterfall style soaker, and this is alongside the handy downstairs WC. Early viewing is recommended!

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Stunning Victorian terraced villa located in a quiet location in desirable Newington
- Welcoming entrance vestibule and hallway with sanded real wood flooring and storage cupboard
- WC / utility room
- Bay windowed Living room featuring ornate cornicing, working shutter, real wood flooring and wood burning stove with slate surround
- Well-equipped light and spacious kitchen/dining room with direct views and French doors to private rear garden
- Garden room with French doors to garden, perfect place to enjoy that morning coffee.
- Three bedrooms (all with feature fireplaces)
- Further bedroom / home office / study
- Modern shower room with double walk in shower and waterfall style soaker
- Gas central heating
- Fully floored attic with Ramsey ladder access
- Beautiful private front and rear landscaped gardens
- Detached garage
- Unrestricted on street parking

EPC Rating D

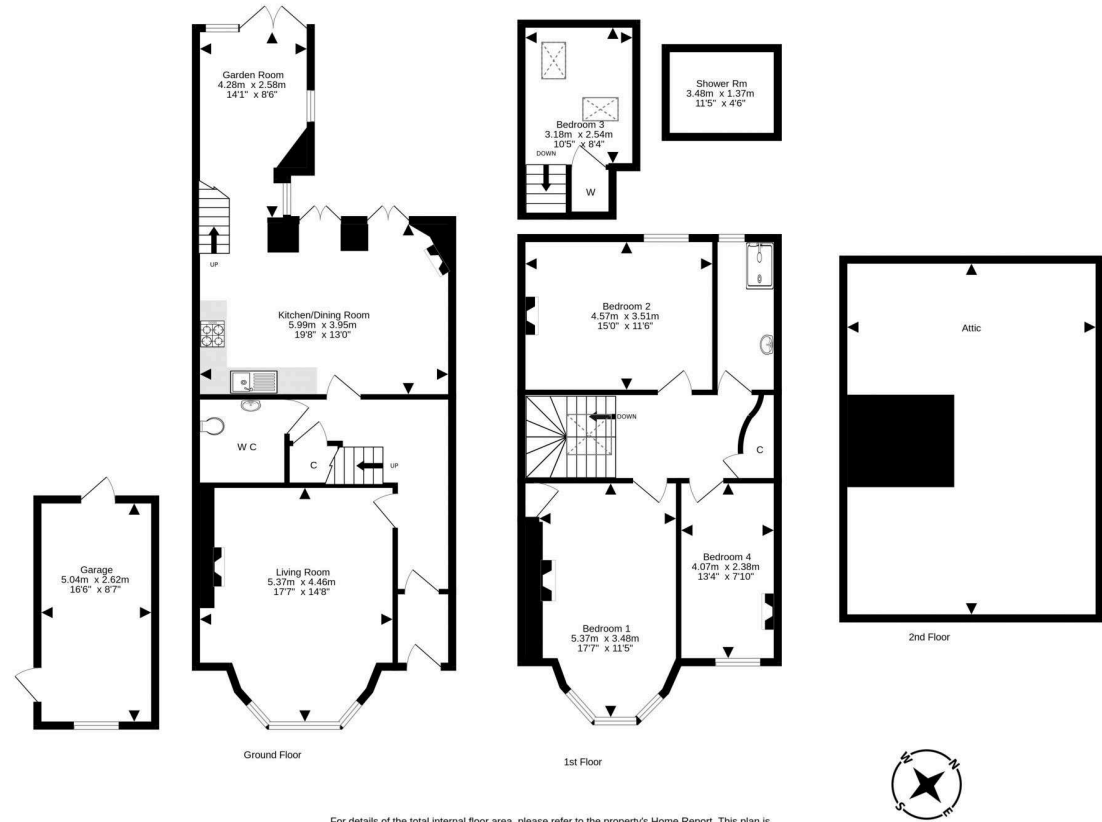
Extras include all curtains, washing machine, electric oven, gas hob, dishwasher, fridge/freeze and wardrobe in main bedroom.



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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.







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. Made with Metropix ©2024