

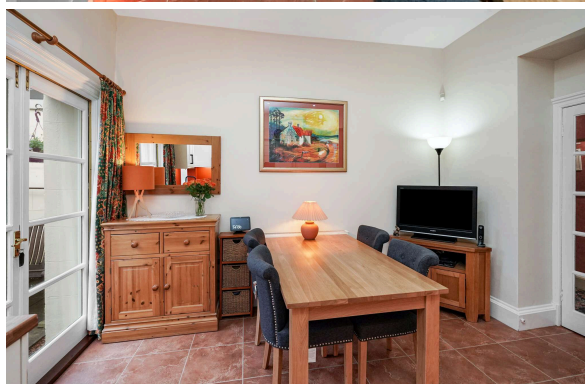


9 Middleby Street  
NEWINGTON | EDINBURGH | EH9 1TD

  
**warners**  
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## 9 Middleby Street, Newington

NEWINGTON | EDINBURGH | EH9 1TD

Viewing is highly recommended of this charming B-listed Georgian lower villa, boasting many fine period features, beautifully stocked private gardens and a secure allocated parking space in a neighbouring development.

Middleby Street is a leafy cobbled street falling with the Blacket Conservation area. The property offered for sale forms the lower half of an impressive detached villa dating from 1817. High ceilings and large windows ensure a great feeling of light and space within the property, which is much enhanced by lovely Georgian features.

These are hugely evident within the exceptionally well proportioned living room which showcases a bowed wall, mantelpiece flanked by twin presses, decorative cornice work and working window shutters. More than ample free floor space is provided for dining within the large kitchen which has been attractively fitted with a range of modern shaker style units and a full range of appliances. A French door from this room directly accesses the private rear garden. There are two good sized double bedrooms, both with fitted wardrobe storage and working window shutters. A double ended bath plus large shower cubicle are fitted within the bath/shower-room. An impressive entrance hallway showcases a feature archway and decorative plasterwork to the ceiling. Further storage is provided off the two hall areas by way of a boxroom and deep cupboard, each with access to a small loft area. Immaculately kept private gardens lie to both front and rear of the property.

The current owners have planted a superb variety of growing stock over the years to create mature, well screened outdoor space for relaxation. An outhouse for storage of garden tools, etc is located at the side. The privately owned parking space is situated within a secure development accessed off neighbouring South Gray Street

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









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.

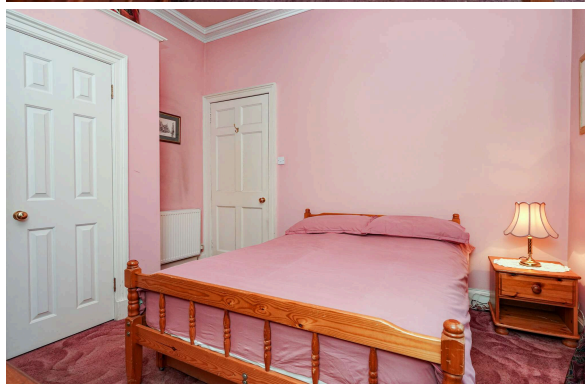




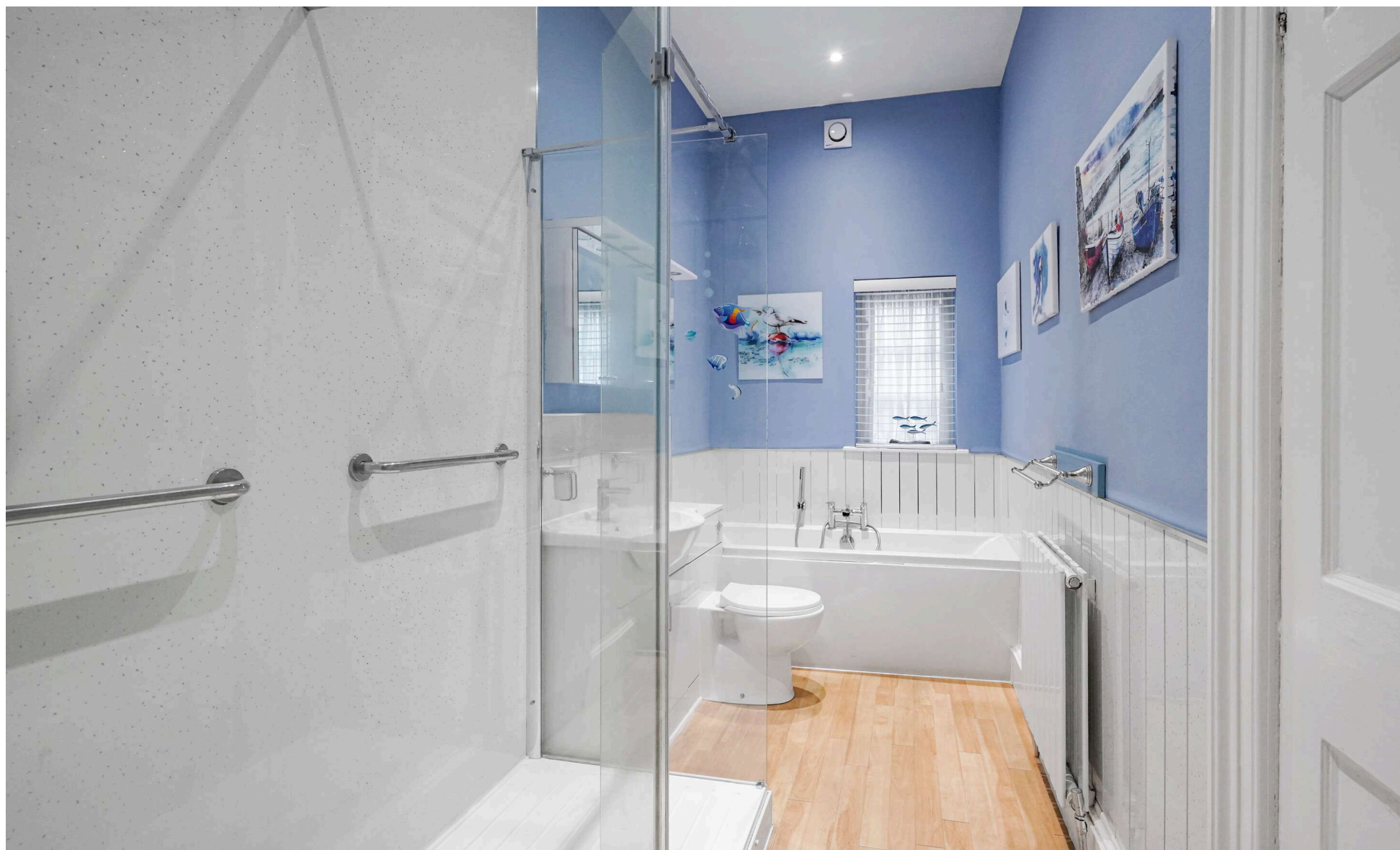
- Fabulous period home - Georgian features sitting alongside stylish modern fittings
- Sunny bow walled living room
- Fully equipped kitchen/dining room with French door
- Two double sized bedrooms/built-in wardrobes
- Modern bath/shower-room/mixer shower
- Entrance vestibule and hallway
- Gas central heating
- Double glazing to kitchen and bathroom
- Excellent storage space
- Allocated parking space
- Delightful, well stocked private gardens
- Outhouse

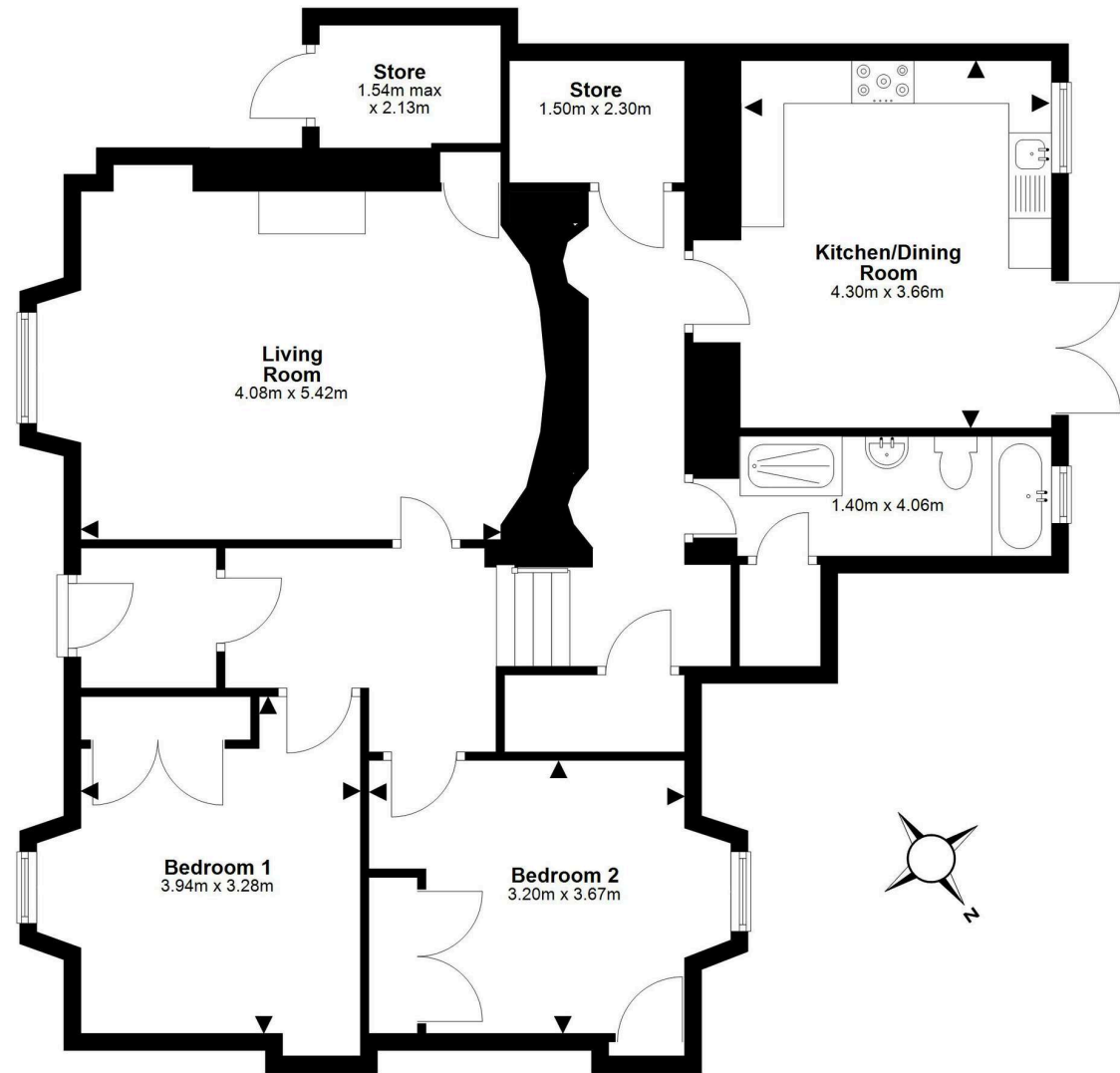
Council Tax F and Energy Rating C

The sale will include all fixtures, the blinds in the kitchen and bathroom, as well as some garden furniture and storage items.









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