




COULTERS ©

10 KILMAURS ROAD

NEWINGTON, EDINBURGH, EH16 5DA

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This outstanding double upper villa is located on a peaceful street in the prime residential area of Newington on Edinburgh's south side which sits within easy reach of a variety of excellent local amenities, highly regarded schools and all the attractions of the city centre. Working with an award-winning interior designer, the current owners have carried out a full renovation of the property which has been completed to the highest specifications, leaving no stone unturned and with exceptional attention to detail. Benefitting from its own private entrance, this wonderful family home offers substantial accommodation in immaculate condition throughout.

On the first floor, there is an impressive east facing sitting room with the bay window offering direct views to Arthur's Seat. This elegant room has grand high ceilings, intricate cornicing, open fire with surround, hardwood herringbone flooring (which also runs throughout much of this level with the luxury of no thresholds between rooms) and concealed access to a study via a door disguised as a bookcase. A formal dining room, also with views of Arthur's Seat, is situated next door and offers the perfect space for family meals and entertaining. There is a bespoke, made to measure kitchen by Ashley Ann that features high end Siemens Appliances, Quooker boiling tap and stone worktops. A built-in window seat offers space for casual dining and there is a walk-in pantry and separate utility cupboard. The first floor is also home to a spacious double bedroom and an upgraded bathroom suite with unique features that include an original cast iron bath, handmade tiles, handcrafted barrel vanity and stone basin. The original balustrade connecting both floors has been beautifully maintained and the cupola above floods the hall with natural light.

KEY FEATURES

-  Fully renovated double upper villa
-  Five generous double bedrooms
-  Private, west facing rear garden
-  On street parking
-  Tennis and golf club on the doorstep
-  Independent shops, cafes and restaurants a short stroll



On the upper level, there are four generous double bedrooms, all recently redecorated, and a stylish shower room with handmade tiles, recessed and lit shower shelf, and black matt hardware that includes a waterfall shower and separate attachment.

There is gas central heating with new boiler and radiators and all new double glazed windows. Improvements to the windows, heating and insulation of the property have brought the energy performance rating to an impressive category B.

Outside, there is a west-facing private walled garden to the rear with mature trees, lawn, paved seating area and garden shed. Ample on street parking is available.



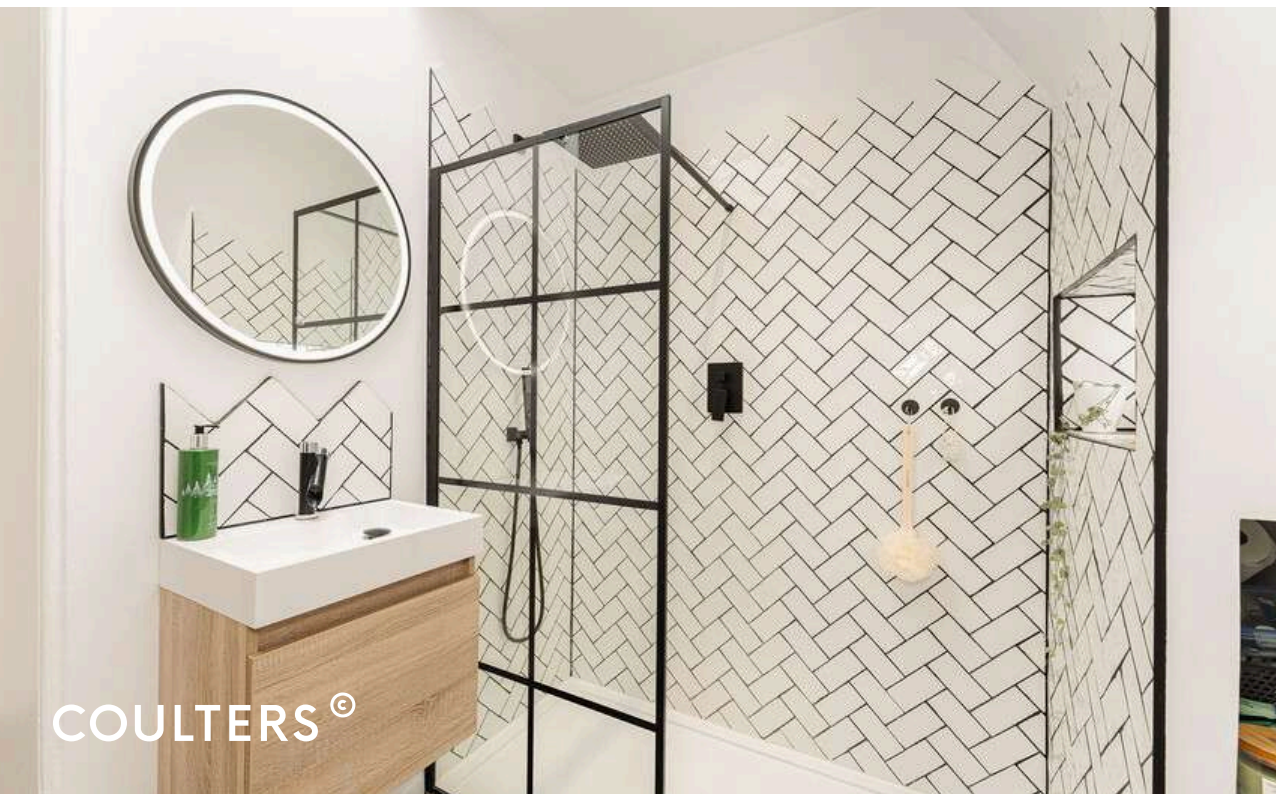


THE LOCAL AREA

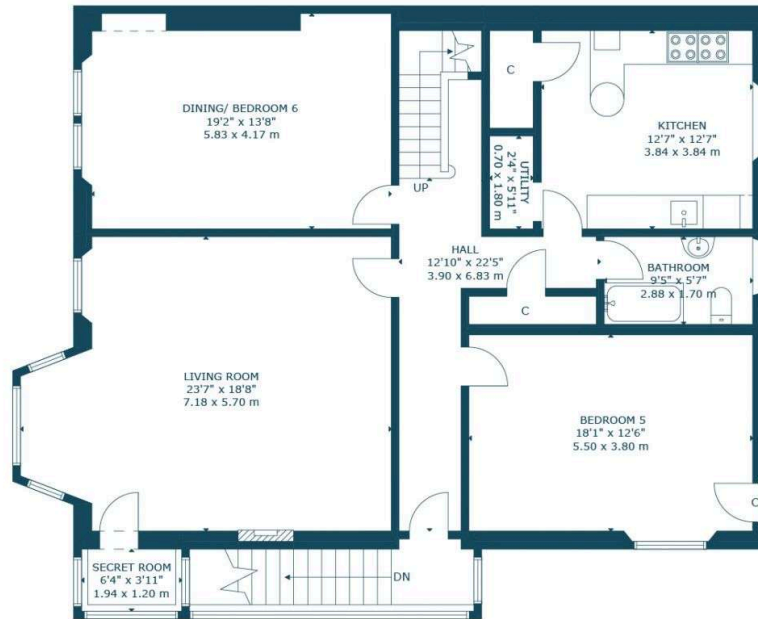
Newington is a highly sought after residential neighbourhood situated to the south of the city centre. The area is served by excellent amenities including independent shops, bars, restaurants and cafes. Cameron Toll Shopping Centre with its Sainsbury's superstore and high street retailers is also within walking distance. Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque Holyrood Park, all within walking distance. Prestonfield Golf Club and Priestfield Tennis Club are also just a short stroll away. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is quick access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are regular bus services running to and from the city centre. The property sits in the catchment area for Prestonfield Primary and Castlebrae and Liberton High Schools whilst excellent schools in private sector such as George Heriot's and George Watson's are easily accessible.

EXTRAS

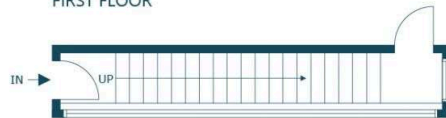
The fitted floor coverings, pulley clothes dryer and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.



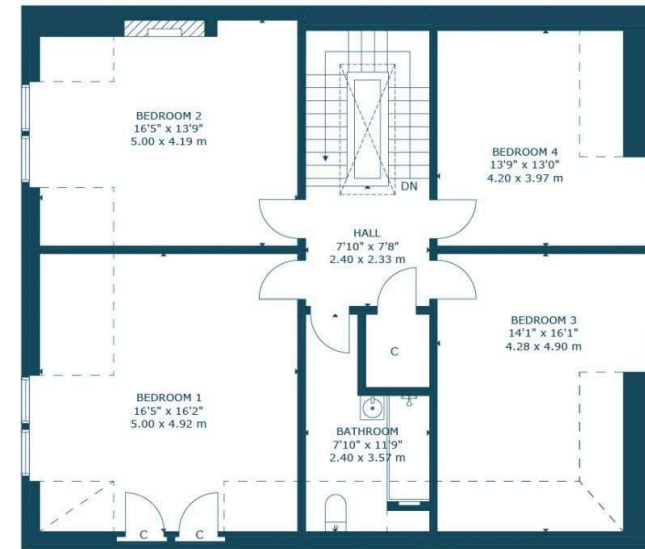




FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

10 KILMAURS ROAD, EDINBURGH, EH16 5DA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,776 SQ FT / 258 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.