

COULTERS[©]

2/5 EAST SUFFOLK ROAD

NEWINGTON, EDINBURGH, EH16 5PH

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This immaculately presented, spacious three-bedroom apartment is ideally situated in Edinburgh's sought-after Newington area. Forming the top (3rd) floor of a contemporary and exclusive building the accommodation throughout is tastefully decorated, bright and comfortable. It enjoys plentiful natural light and is in move-in condition with neutral décor throughout with delightful views of Arthur's Seat.

The beautiful, airy dual aspect sitting room has an open outlook to the rear, filled with natural light. There are two cupboards of which one houses the boiler (serviced annually).

KEY FEATURES



Immaculately presented top (3rd) floor flat, forming part of an exclusive development with views to Arthur's Seat.



Three attractive bedrooms and a private balcony.



Landscaped communal grounds with lawn area.



Allocated private parking space.



Located in the highly desirable area of Newington.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - F



Accessed from the hall, there is a lovely L-shaped private balcony which enjoys the sun throughout much of the day (from morning through to c.7pm in summer). The kitchen / dining room is fitted with wall and base mounted cabinetry and ample worktop space. The kitchen appliances comprise of an electric hob, oven, extractor hood, fridge, freezer, washing machine and dish washer. There is plenty of space for a generously sized dining table and chairs. Double bedroom one benefits from a built-in wardrobe, a deep storage cupboard and an en-suite shower room with three-piece white suite with a rainfall shower, WC and wash hand basin. There are two further bedrooms, of which bedroom two has a deep storage cupboard. The bright bathroom has a bath (with shower attachment over), WC and wash hand basin completing the internal accommodation. Heating and hot water are provided by gas central heating and there is a combi boiler.

Externally there are landscaped communal grounds including a lawn area and there is an allocated private parking space.





THE LOCAL AREA

Newington is a highly desirable residential neighbourhood to the south of Edinburgh city centre, popular with families and professionals alike. The area is exceptionally well served by amenities, with a wide range of independent shops, cafés, bars and restaurants close at hand, along with Cameron Toll Shopping Centre which offers a Sainsbury's superstore and high street retailers.

There are superb recreational opportunities nearby including Holyrood Park, Blackford Hill and The Hermitage of Braid, all providing wonderful open green spaces for walking and cycling. The Royal Commonwealth Pool and gym, Prestonfield Golf Club and Priestfield Tennis Club are also within easy reach. Cultural attractions such as the Festival Theatre and the Queen's Hall on Clerk Street are close by, while Edinburgh University and the Royal Infirmary of Edinburgh are also conveniently accessible.

The area benefits from regular bus services into the city centre, and there is quick access to the City Bypass, linking to the A1, central motorway network, Queensferry Crossing and Edinburgh International Airport.

The property lies within the catchment area for St Peter's RC Primary School, with highly regarded private schooling such as George Watson's College and George Heriot's also easily accessible.

EXTRAS

The blinds, curtains, fitted floor coverings, light fittings and white goods are included in the sale price. Some additional items of furniture are available by separate negotiation.

The factors are Trinity Factors and the factoring fee is approximately £135 per month including buildings insurance.

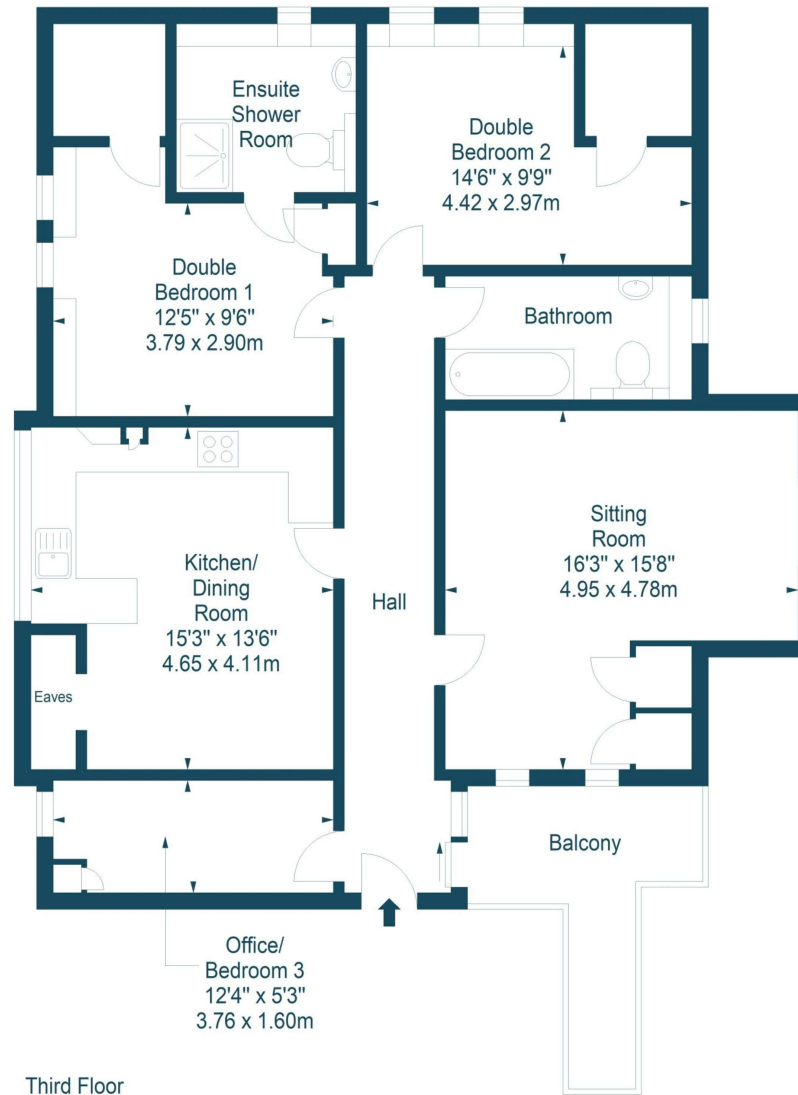
HOME REPORT VALUATION: £400,000



East Suffolk Road,
Edinburgh,
Midlothian, EH16 5PH



Approx. Gross Internal Area
1109 Sq Ft - 103.03 Sq M
(Including Eaves)
For identification only. Not to scale.
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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.