



2

Blackbarony Road

Newington

Edinburgh

EH16 5QP



With generous proportions, large flexible rooms and all the desirable features of a period villa, 2 Blackbarony Road is an exciting opportunity to acquire a characterful stone fronted detached property which has been lovingly maintained in a sought-after area to the South side of the city.

The flexible accommodation laid out over two floors comprises:

Ground floor

- Large reception hall with beautiful original staircase
- Downstairs WC fitted with a two-piece suite
- Bay window dual aspect living room with period mantle and cornice
- Second front facing reception room with bay window, period fireplace and cornice
- Rear facing dual aspect dining room. Connecting door to pantry. Tiled fireplace and cornice
- Pantry retaining original cabinetry. Door to hall, dining room and kitchen
- Kitchen fitted with a range of base and wall mounted units. Space for a breakfast table. Window to side
- Utility room with three sinks and plumbed for a washing machine
- Rear hall with door to garden. Storage cupboards and larder

First floor

- Large landing filled with natural light
- Three well proportioned double bedrooms
- Two further single bedrooms
- Modern wet room (accessed through bedroom 5) with enclosed cistern toilet, sink and wet wall panelling
- Family bathroom retaining original splash back tiling and period bath. Vanity sink and toilet

External

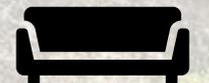
- Front garden laid to lawn with mature planting, driveway and side access to the rear garden
- Family friendly enclosed rear garden which has a large expanse of lawn, seating area, detached garage and gravel drive with turning space which is suitable to accommodate several cars.



5



3



3

















Located in the south of the capital, approximately two miles from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students 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. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll shopping centre. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre.

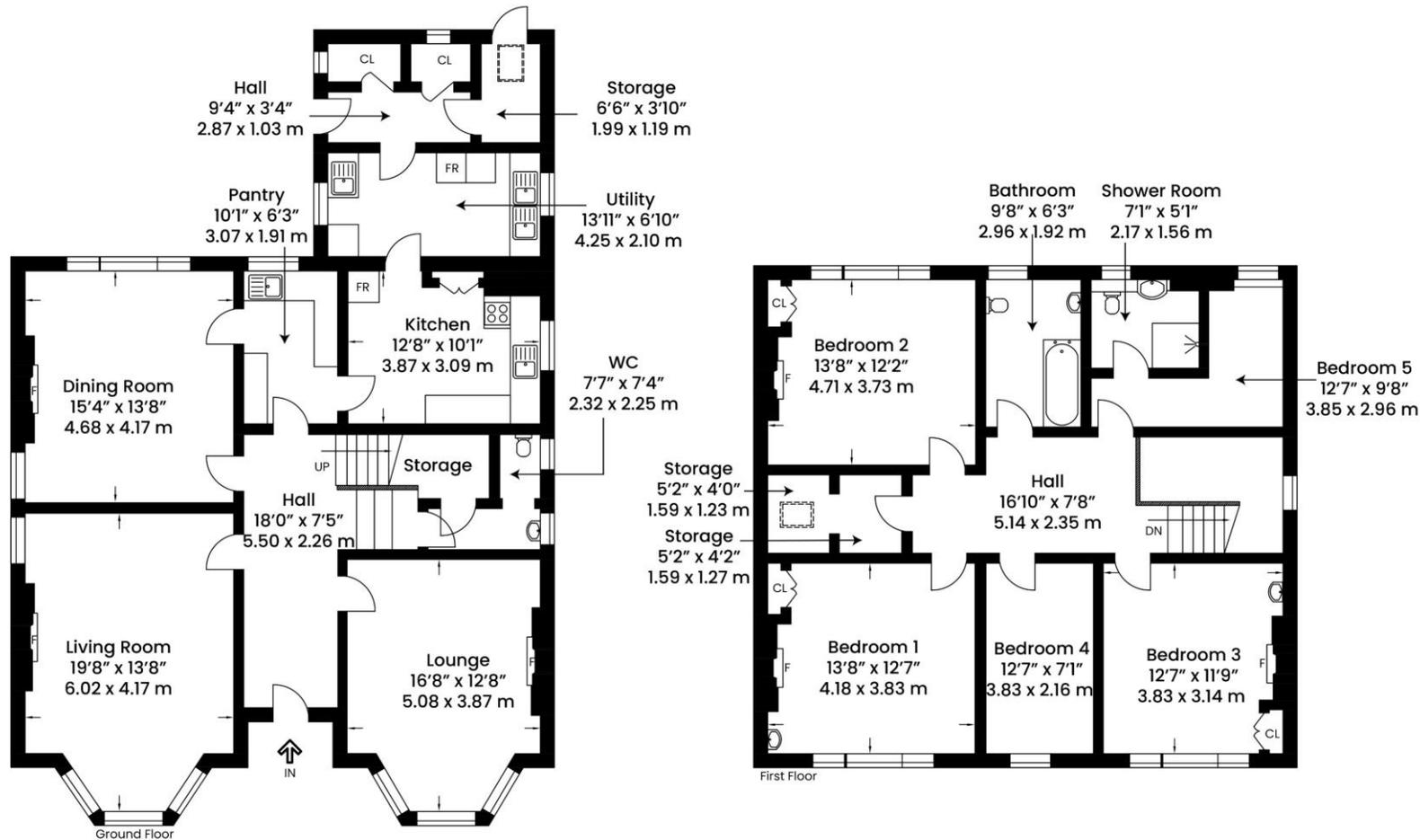
EPC Band- E

Council Tax Band- H









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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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