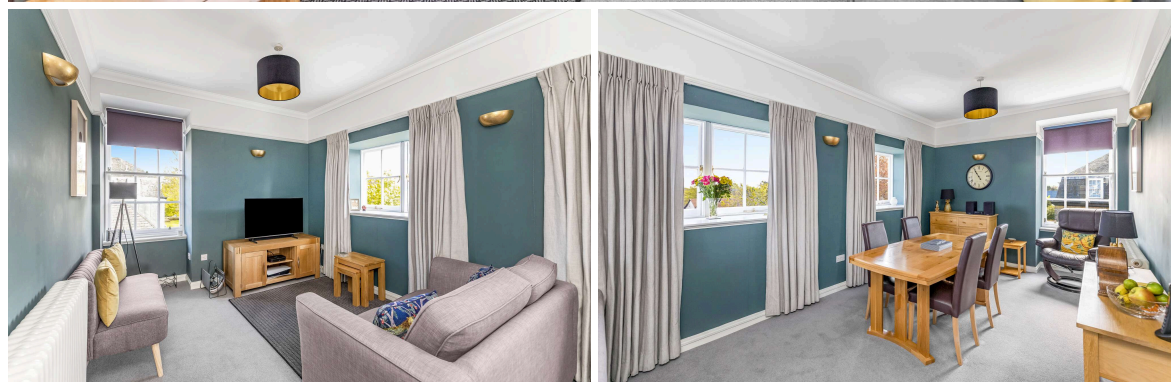




Darroch House  
Flats 8 / 1, 1a, 2, 3, 4, 5, 6, 7

8/5 East Suffolk Park,  
| NEWINGTON, EDINBURGH | EH16 5PL

**warners**  
solicitors & estate agents



## 8/5 East Suffolk Park, NEWINGTON | EDINBURGH | EH16 5PL

Stunning two-bedroom top floor, 'B' listed apartment forming part of a converted stone building in the Craigmillar Park conservation area in Newington. This most impressive home has been tastefully and recently decorated to a high standard throughout, blending modern living with period features and is offered to the market in move-in condition. The spacious dining/living room is flooded with an abundance of natural light and boasts views of Arthur's Seat. The stylish kitchen, complete with integrated kitchen appliances currently comprises a gas hob, double oven and fan, fridge/freezer, built in microwave, dishwasher and washing machine. The principal bedroom boasts attractive twin windows and both bedrooms are well-proportioned with views of Arthur's Seat, with built in storage in bedroom 2. Completing the accommodation is the spacious bathroom with double waterfall shower, a separate bath and a heated towel rail.

Set within beautiful, landscaped garden grounds the property also benefits from secondary glazing, ample storage, residents parking and use of a bike shed and tennis courts, early viewing is essential to appreciate everything that this outstanding home has to offer.

- Stunning top floor apartment with views of Arthur's Seat
- Entrance hall with secure entry
- Bright and Spacious living room with dining area
- Fully fitted modern Kitchen
- Two well-proportioned bedrooms
- Bathroom with shower and separate bath
- Ample storage, bike shed and tennis courts
- Shared beautiful grounds and residents parking

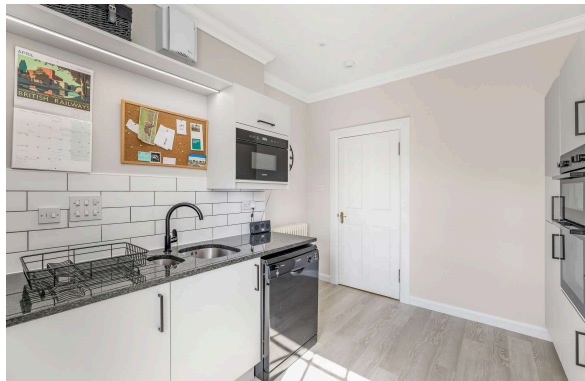
Council tax F. Energy Rating Band C. Factor payable to Ross and Liddell, fees £140.00 per month charged bi-annually.

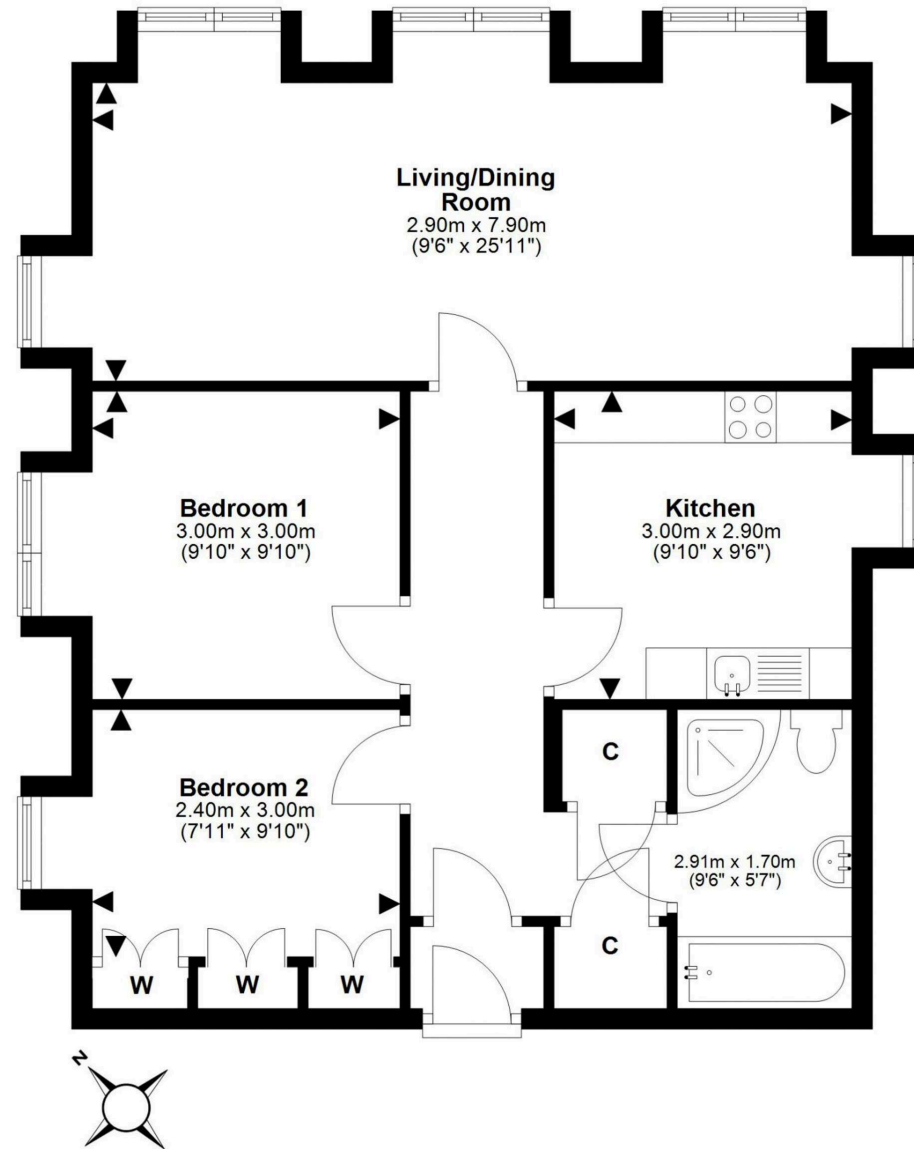
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

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.





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.