



17 (GFL) Salisbury Road  
NEWINGTON | EDINBURGH | EH16 5AA

  
**warners**  
solicitors & estate agents



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Nestled on a quiet street in the heart of Newington, moments from excellent amenities, a myriad of university buildings, quick transport links and the vast open green spaces of Arthur's Seat is this spacious ground floor apartment. Set in a handsome stone built villa the property boasts a well-kept communal garden and opulent period features including detailed cornicing, high ceilings and a stunning feature fireplace this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming communal vestibule and hallway leading into the generously sized lounge with ample dining space and ornate ceiling rose, cornicing and marble fireplace, a contemporary sleek kitchen with attractive units and a Velux window that brings in excellent natural light. A large rear facing double bedroom and the villa is completed by a stylish bathroom with shower and separate freestanding bath.

- Forming part of a handsome stone built villa.
- Heart of Newington location.
- Well-kept communal garden.
- Ornate period features.
- Welcoming communal hallway.
- Bright lounge with generous dining space.
- Contemporary kitchen with Velux window.
- Large double bedroom with ample storage .
- Stylish bathroom.
- Recently installed Worcester Bosch Gas boiler.

Council Tax D.  
Energy Rating C.

**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, washing machine, fridge/freezer, microwave, mirror in living room, bathroom blind, bookshelf in hall and all light fittings will be included in the sale. The living room sofa and chair, dining table & chairs, and white bedroom wardrobe can be available under separate negotiations,

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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.



