










Offers Over

£575,000

3 Ventnor Place

Newington | Edinburgh | EH9 2BP

A fantastic opportunity has arisen to acquire this impressive and rarely available Cala terraced townhouse, featuring private gardens and a garage, situated within the highly sought-after Newington residential area. The property is ideally located close to excellent local amenities, well-regarded schools, and superb transport links.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

The accommodation would undoubtedly appeal to professionals and families seeking a superb home in a highly desirable location in the Waverly Park Conservation area of Newington. In brief, the property comprises a welcoming entrance hallway with a useful WC and understairs storage cupboard, a light and airy reception/ dining room with french doors providing access to the rear garden, and a stylish fitted kitchen featuring a range of base and wall-mounted units with integrated appliances. The south-facing principal bedroom benefits from french doors and Juliet balcony and en-suite shower room with sliding glass door, while there are three further well-proportioned bedrooms, two of which feature fitted wardrobes, along with a family bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating, timber double glazing (installed in 2025), and excellent storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Garage

A real feature of this property is the superb, beautifully maintained south-facing rear garden. The landscaped garden has been designed for ease of maintenance and features a patio area, creating the perfect space for outdoor dining and relaxing. A further section of the garden is mainly laid with decorative chip stones and complemented by mature shrubs and trees, as well as an excellent summer house. In addition, there is a communal garden to the rear, which is mainly laid to lawn. There is key private access to Waverly Garden and Ventnor Garden which can be accessed for a yearly fee (this has already been paid for until April 2027 for the new owner to enjoy). For the car user, the property benefits from a lock-up garage with an up-and-over door, together with residents' permit parking available to the front and throughout the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





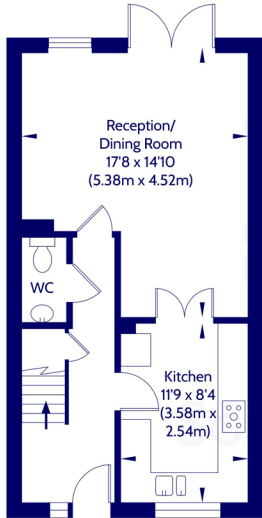
Location

The property is situated within the enviable Newington district of the City with an excellent range of shops, services, restaurants and bistros. The Cameron Toll Shopping Centre is only a short drive or bus journey away providing a more extensive range of shops including a Sainsbury's supermarket. The property is well positioned for access to Edinburgh University Kings building, The Royal Infirmary and Scottish Parliament. Recreational facilities are on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows, Holyrood Park, Blackford Hill, Prestonfield and the Hermitage of Braid. There are excellent schools in both the private and state sectors. Excellent bus services run to many parts of the City and the City Centre is only a short bus ride.

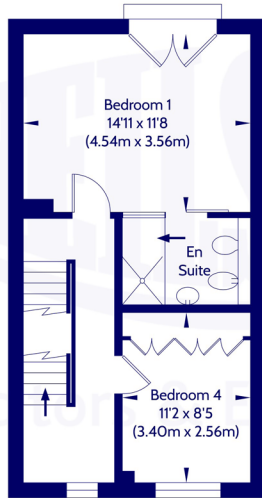




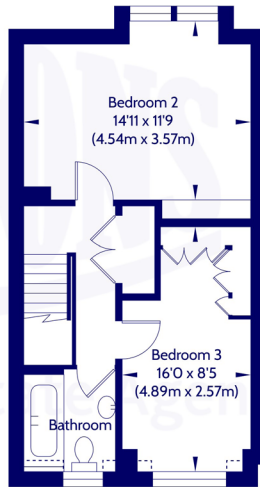
Approx. Gross Internal Floor Area 121 Sq M / 1303 Sq Ft.



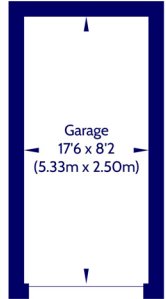
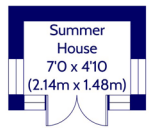
Ground Floor



1st Floor



2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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