

COULTERS<sup>©</sup>

# 4/3 DAVIE STREET

NEWINGTON, EDINBURGH, EH8 9EB

 3 BED  3 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated within the former George Heriot's Hospital School in the highly sought-after Newington area, this impressive duplex apartment seamlessly combines period character with contemporary living. The property offers generous and flexible accommodation arranged over two levels, with an abundance of natural light throughout.

The lower level is centred around a spectacular double-height sitting and dining room, creating a striking sense of space and grandeur. Large dual-aspect windows flood the room with natural light, while the open-plan kitchen is thoughtfully designed with integrated appliances and a dining island, making it ideal for both everyday living and entertaining.

## KEY FEATURES



A wonderfully light-filled and generously proportioned maisonette.



Three double bedrooms, two of which have en-suites.



Allocated parking space within a private resident car park.



Within close proximity to Holyrood Park.



ideally located for access to the city centre, University of Edinburgh.



Fantastic amenities on its doorstep.



EPC Rating - C



Council Tax Band - G



This level also accommodates two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further enhanced by an en-suite bathroom. A stylish shower room completes the accommodation on this floor.

The upper maisonette level provides a further generous double bedroom with its own en-suite, offering an ideal space for guests, older children or those seeking additional privacy.

The property further benefits from a large attic space, gas central heating and a secure entry system. Externally, the property enjoys an allocated parking space within a private residents' car park located to the front of the development, accessed via an electric gate.





## THE LOCAL AREA

South of the city, the much sought after residential district of Newington is directly bounded by the Grange and only minutes from Blackford Hill, the Hermitage of Braid and several golf courses.

The area is within easy reach of a broad range of eclectic shops, restaurants, coffee shops and Cameron Toll Shopping Centre. It is popular with young professionals working in the city and students as King's Buildings along with other Edinburgh University complexes are close by. Regular public transport services operate to and from the City Centre and the Royal Infirmary. Ready access can be gained to other main roads leading to the City By-pass.

The property is in the School Catchment Area for Sciennes Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Private School options such as George Heriots, George Watson's College and Merchiston Castle are within easy reach. Edinburgh University's Kings Building is conveniently located within easy walking distance.

## EXTRAS

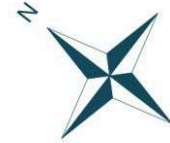
The property is being sold as seen. Please note the blue dresser in the kitchen, and the stripey chair and antique desk upstairs are not included in the sale.

The building is factored by Trinity Factors with an approximate cost of £250 a month.

**HOME REPORT VALUATION: £520,000**







4/3 DAVIE STREET, NEWINGTON, EDINBURGH, EH8 9EB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,335 SQ FT / 124 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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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.