



11 Hope Park Terrace, Newington, Edinburgh, EH8 9LZ

*Impressive three-bedroom main door flat with private front garden and close to the Meadows & Arthurs Seat*

URQUHARTS  
EDINBURGH



## DESCRIPTION

11 Hope Park Terrace is an impressive and generously proportioned three-bedroom main door ground floor flat with private front garden and direct access to a well-maintained communal rear garden. The property is superbly situated in the desirable Newington area within walking distance to the city centre, excellent schools, amenities including The Meadows & Arthurs Seat on the doorstep and public transport links.

Entrance vestibule and welcoming hall; bright living room with original gas fireplace, ornate cornicing and twin windows overlooking the front patio; spacious bay windowed kitchen / dining room with wall & base units, island, appliances and seating area; three good-sized double bedrooms, one with patio doors to the rear garden; study/home office or storage box room with dual access to bedroom 1 and living room; contemporary bathroom with three-piece suite; stylish shower room; and several storage cupboards throughout, one currently used as a laundry room with plumbed washer and dryer.

## ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen/Dining room. Three double bedrooms. Shower room. Bathroom. Box room.

Gas central heating. Mixture of double and sash and case windows. Well-maintained private patio front garden with seating area, with a communal rear garden. Residents permit and pay & display on street parking nearby.



## LOCATION

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's and Aldi supermarket is only a short distance away. The location is convenient for those studying or working at the Edinburgh University campuses, the Royal Infirmary, and the Scottish Parliament within short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of The Meadows, Holyrood Park, Arthurs Seat, Blackford Hill and several well-renowned golf courses. Nearby districts of the Grange, Marchmont, Bruntsfield and Morningside are all within easy



reach offering further shops, cafes, boutique shops and recreational facilities. Catchment schools include Preston Primary School, St Peter's RC Primary and James Gillespie's High School, St Thomas of Aquin's RC High School, and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds. The fridge, induction oven, washer, dryer and island are available by separate negotiation.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

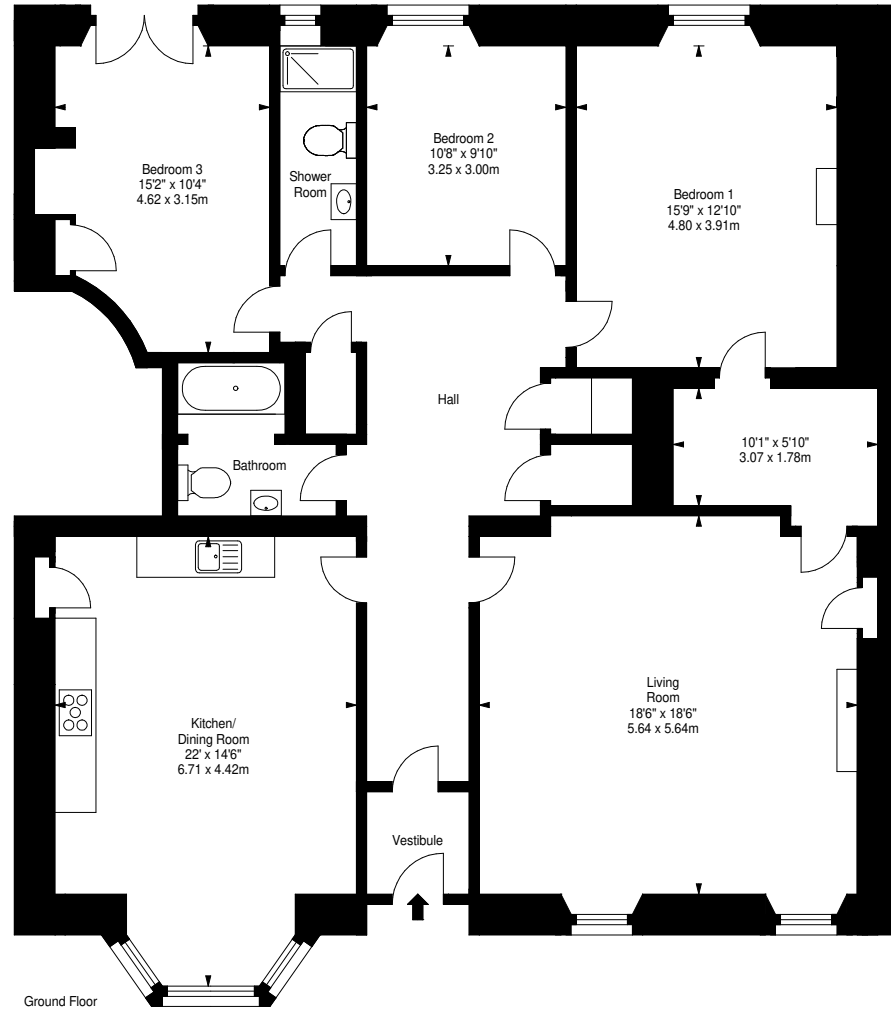
The property has a Council Tax Band E  
The property has an Energy Rating Category C  
Tenure Freehold



11 Hope Park Terrace,  
Edinburgh,  
Midlothian, EH8 9LZ



Approx. Gross Internal Area  
1617 Sq Ft - 150.22 Sq M  
For identification only. Not to scale.  
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## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).