



Solicitors & Estate Agents



15 (2F) Glenorchy Terrace

Newington | Edinburgh | EH9 2DQ

Well presented throughout, this charming second (top) floor flat forms part of a converted semi-detached Victorian villa in the heart of Newington. Offering bright and well proportioned accommodation, the property successfully combines period character with modern comforts and has been enhanced by a number of recent upgrades, including a new bathroom, making it an ideal home for a wide range of buyers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On street parking
-  EPC Rating – C
-  Council Tax Band - D



Description

You enter a welcoming hallway with storage and a window overlooking the communal stairwell, allowing natural light from the stairwell skylight to flood into the hall. The light and airy lounge features a gas fire and a bay window, creating the perfect spot for a dining table where you can enjoy the stunning view towards Arthur's Seat over a morning coffee or evening meal. The kitchen is fitted with a range of wall and base units with co-ordinated worktops, tiled splashbacks and a Velux window. There are two double bedrooms, one of which offers useful eaves storage. Completing the accommodation is the striking bathroom, with a rainfall shower over the bath, heated towel rail and skylight. The property further benefits from gas central heating and secondary glazing to the bedrooms.



Extras

Included in the sale will be the gas hob and oven, fridge, undercounter freezer, washing machine and dishwasher.

Parking

There is a mix of permit and unrestricted on street parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

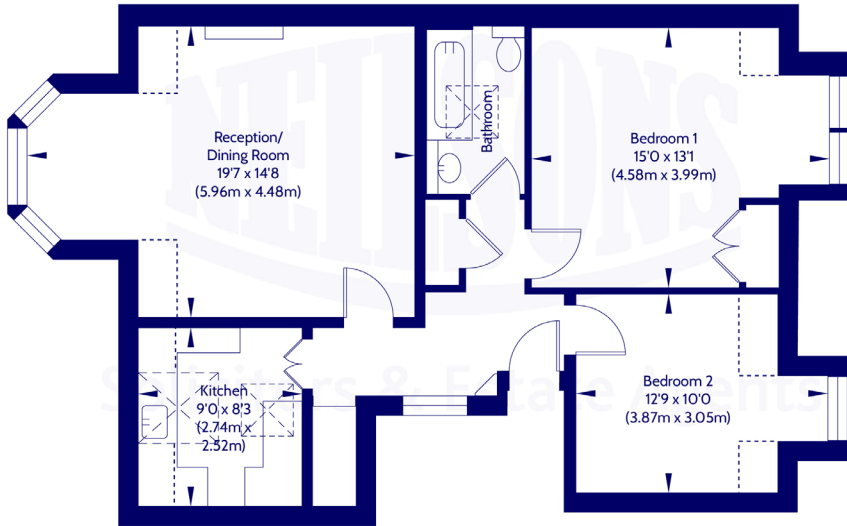
Newington is one of Edinburgh's most sought-after residential areas, popular with professionals, students, and families alike. Lying just a mile south of the City Centre, it offers a vibrant mix of local shops, cafés, bars, and restaurants, along with excellent transport links for easy access across the city. The area is particularly convenient for Edinburgh University, with the George Square campus and King's Buildings both within walking or cycling distance. Newington is also well served for everyday needs, with a variety of supermarkets, independent retailers, and fitness facilities close by. Green space is another of Newington's strong appeals: residents are within easy reach of the beautiful open parkland of The Meadows, the dramatic landscapes of Holyrood Park and Arthur's Seat, and numerous smaller parks and gardens. Well-regarded schools, both state and independent, are nearby, while regular bus services provide swift connections into the city centre, Edinburgh Waverley Station, and beyond. Combining convenience, character, and a lively community atmosphere, Newington remains one of Edinburgh's most desirable places to live.





Approx. Gross Internal Floor Area 73 Sq M / 786 Sq Ft.

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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