

15a  
Suffolk Road  
Edinburgh  
EH16 5NR



15a Suffolk Road is a beautifully presented double upper flat converted from a Victorian semi-detached villa in one of Edinburgh's most sought-after residential areas. This impressive double upper offers generous, well-planned accommodation across two levels.

The property comprises of an entrance hall with stairs to the upper floor retaining the original carved banister which is flooded by natural light from the cupola. There is a bright and spacious dual aspect living room with bay window and feature fireplace. Decorative plaster ceiling and cornice, and the original inlaid wood floors.

The kitchen is fitted with a range of shaker style units with integrated appliances and has ample space for dining. A door has been formed that leads down to the private rear garden via an external spiral staircase. A bathroom and two well proportioned double bedrooms complete the accommodation on this level.

The second floor has two generously proportioned bedrooms, both with large walk in storage cupboards and the main bedroom benefitting from a full four-piece en-suite bathroom.

Externally, the property has a private rear garden which is enclosed and a driveway to the front with EV charging point and section of lawn.

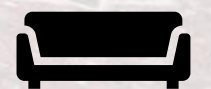
A wonderful addition to the property is the self-contained annex which has its own independent access making it perfect for additional guest accommodation, multigenerational living or a flexible work from home space. The accommodation comprises; open plan living room/ kitchen, shower room and a raised platform bed. There is also access out to the rear garden via a patio door.



4



2



1













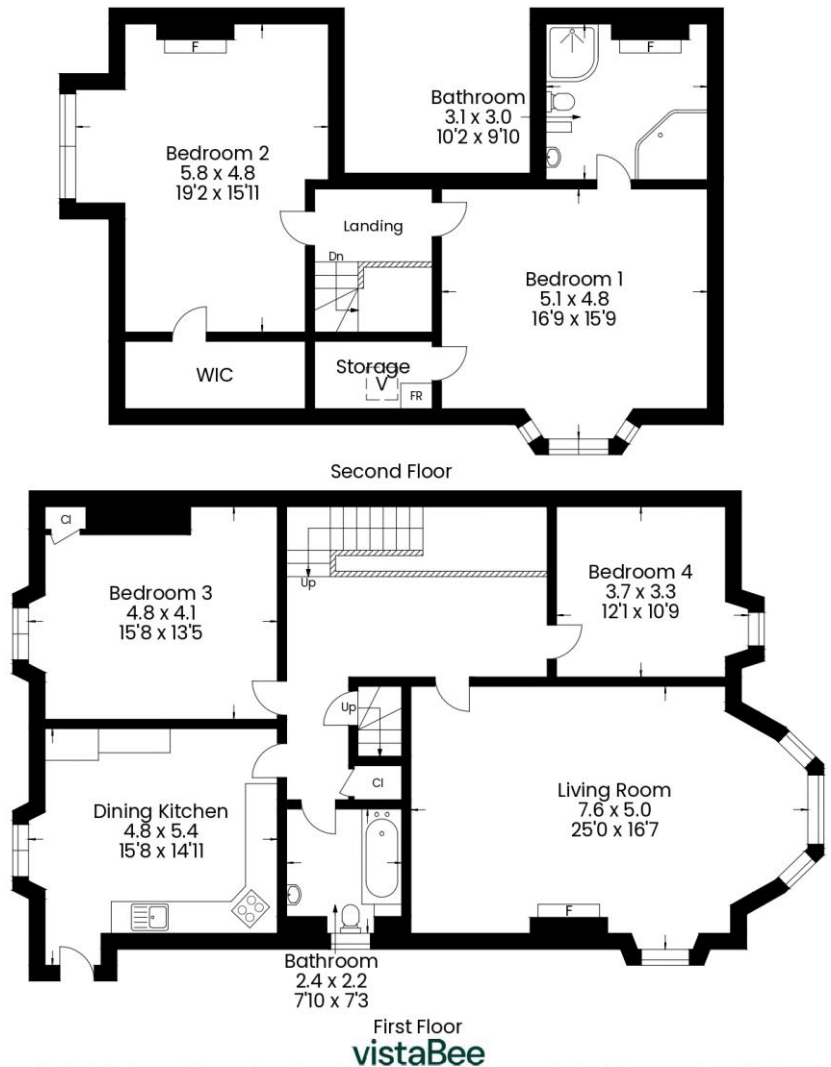












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025

Located in the south of the capital, approximately two miles from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students 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. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll shopping centre. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre.

EPC Band- D

Council Tax Band- G



Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
property@connellws.co.uk

\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.



