

15 Ross Gardens, Newington, Edinburgh, EH9 3BS



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Description

Quietly located in the highly sought after area of Newington, 15 Ross Gardens is an elegant and spacious 3 bedroom traditional main door lower villa. This lovely home boasts a superbly proportioned interior with versatile living enhanced by a pleasing mix of fine period features and modern fittings which comes with the added attraction of a spacious garage and driveway. Conveniently situated within easy reach of a variety of local amenities, good schools and the attractions of the City Centre.

- Vestibule with traditional tiled floor
- Welcoming central reception hallway with oak strip flooring and excellent storage
- Bay windowed living room with open fire and stripped wood flooring
- Well equipped kitchen/dining with unique port hole window
- Generous utility room with Belfast sink, clothes pulleys and storage
- Three spacious double bedrooms
- Study/bedroom 4
- Bathroom consisting of a classic white three piece suite with a shower over the bath
- Gas central heating and double glazing
- Fully enclosed, mature south-facing rear garden and private garden to the front
- Garage with electric roller shutter door and private driveway

Extras

The blinds, curtains, most light fittings, the double oven, hob, microwave dishwasher, fridge/freezer and washing machine in the utility are included.

EPC Rating: D

Price and Viewing

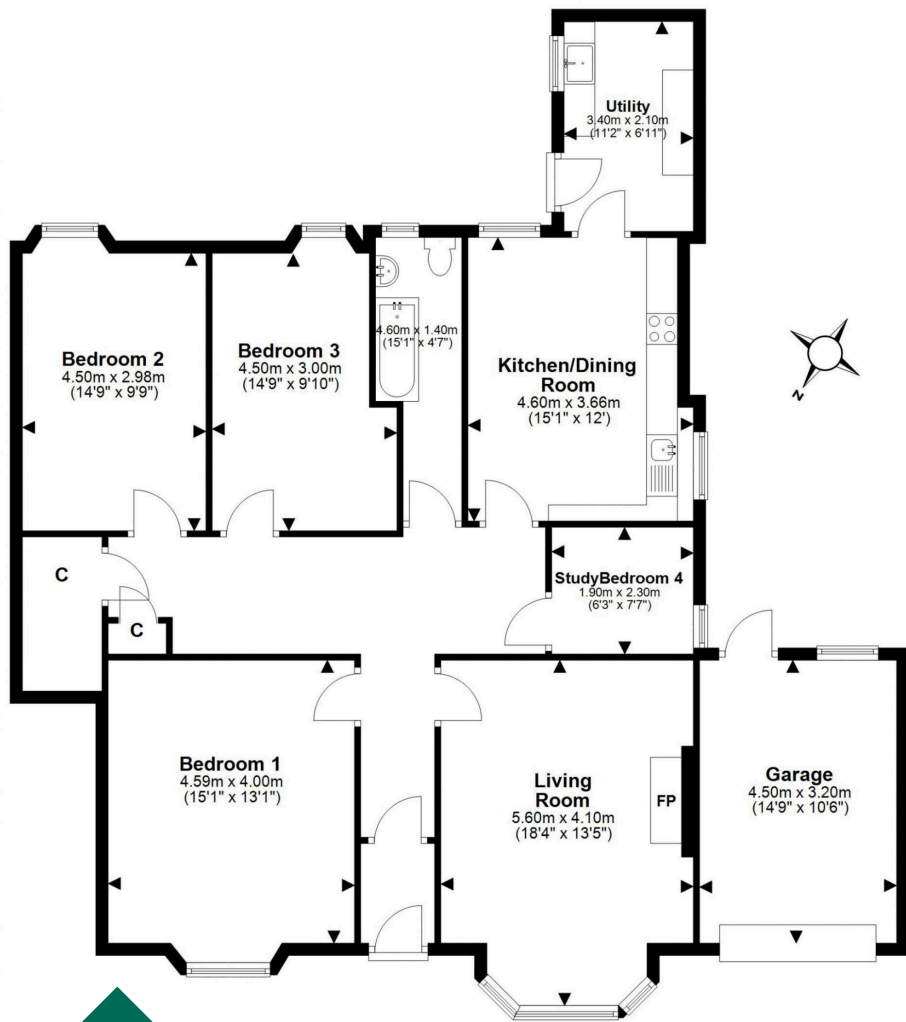
For price and viewing information or further details on this property please contact us on 0131 557 3188.



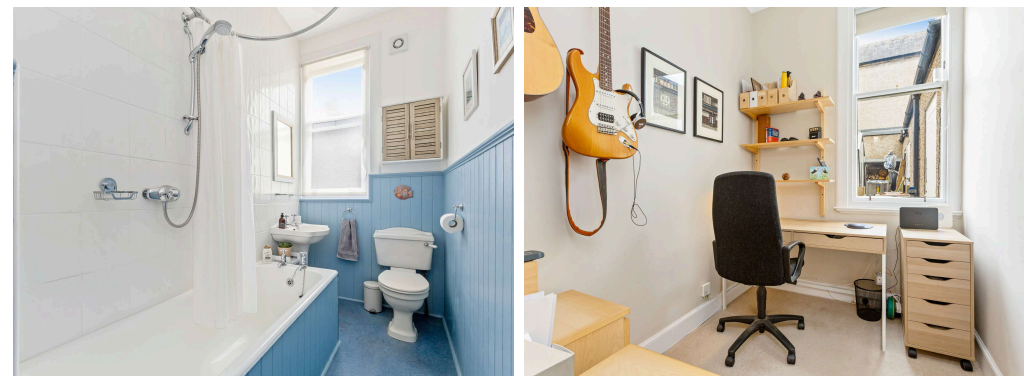
Location

Newington is well served by excellent local amenities with comprehensive facilities found at the nearby Cameron Toll Shopping Centre including a Sainsbury's supermarket. It also offers a wide range of restaurants, cafes and shops and is situated within easy reach of the Edinburgh Festival Theatre and many of the cultural attractions in the city's historic Old Town. The area offers plenty of sport, leisure and recreational activities such as The Royal Commonwealth Pool & Leisure Club, Waverley Lawn Tennis, Squash & Sports Club and there are several golf courses nearby. There are many leafy parks and walking trails nearby including Blackford Hill Nature Reserve, The Hermitage of Braid and Holyrood Park. The property lies within the catchment area for Sciennes Primary School and James Gillespie's High School with private schooling options including George Heriot's School and George Watson's College within close proximity. It is also situated close to the King's Buildings on the Edinburgh University campus, The Royal Infirmary and the city's BioTech Quarter. Newington is well served by excellent public transport links with bus routes that run into the city centre. Lying two miles south of the city centre, it is within easy reach of Edinburgh's financial, business and shopping districts. It is well placed for the City Bypass allowing easy access to Edinburgh Airport and connections to all the main routes across Scotland with the M8 to Glasgow, the M90 motorway to the north and the A1 and A68 to East Lothian & The Borders respectively.





*This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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