



GILSON GRAY

LAW • PROPERTY • FINANCE

14 EAST PRESTON STREET

Newington, Edinburgh, EH8 9QA



Boasting beautifully presented interiors, with the perfect blend of period features, modern fixtures and fittings, and tasteful décor, this main-door flat forms part of a handsome Victorian tenement in Newington, within the South Side conservation area. It offers accommodation arranged over two levels, including two reception rooms, a breakfasting kitchen, four bedrooms, an impressive conservatory/home office, an en-suite bathroom, an additional shower room, and a separate WC. Externally, the appealing city home is accompanied by a large private garden.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Freestanding appliances. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Main-door flat in Newington
- Accommodation arranged over two levels
- Private entrance, vestibule, and hall with storage and WC
- South-facing living room
- Formal dining room
- Contemporary breakfasting kitchen
- Four airy double bedrooms
- One en-suite bathroom
- Separate shower room
- Impressive conservatory/home office
- Large, well-maintained private rear garden
- Controlled on-street parking (Zone 7)
- EPC rating - D
- Council Tax Band - F







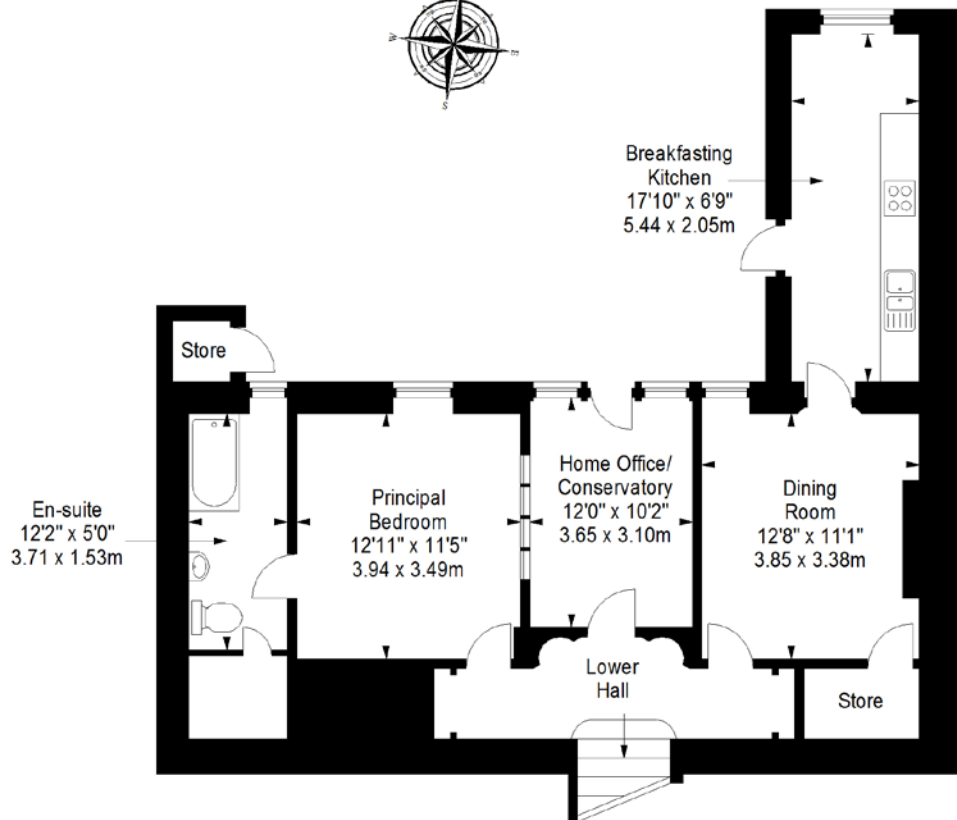
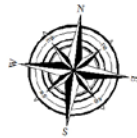
“MAIN-DOOR FLAT
IN NEWINGTON WITH
ACCOMMODATION
ARRANGED OVER
TWO LEVELS”



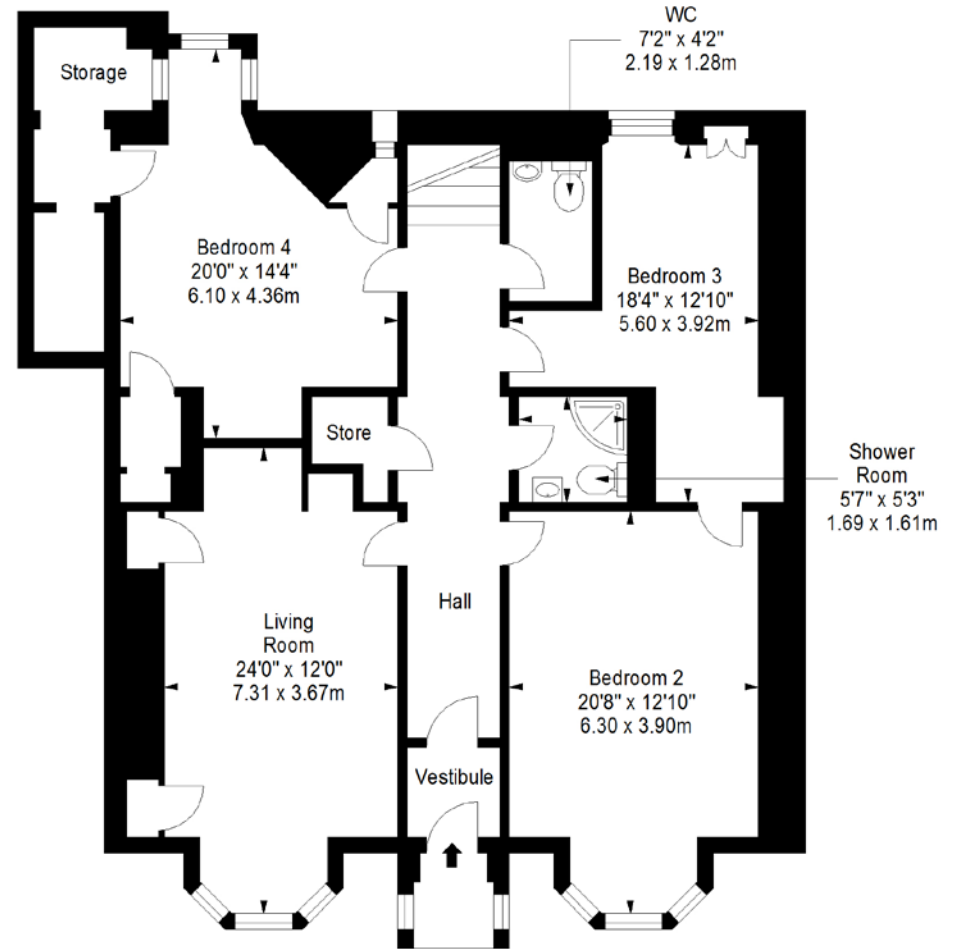


FLOORPLAN

Garden Level
Approx. 74.4 sq. metres (800.9 sq. feet)



Ground Floor
Approx. 121.7 sq. metres (1310.0 sq. feet)



Total area: approx. 196.1 sq. metres (2110.9 sq. feet)



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