



3/4 East Suffolk Park,
Newington, Edinburgh, EH16 5PL

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Shared secured entry.
- Impressive common hallway with carpeted stairs.
- Entrance vestibule.
- Long dining hallway.
- Attractive & good sized living room with feature fire (currently disconnected).
- Access to south-facing balcony with stunning outlook
- Breakfasting kitchen with appliances.
- Excellent walk-in storage cupboard.
- Two double bedrooms both with fitted wardrobes.
- Third bedroom currently used as a study
- Newly fitted (2022) bathroom with shower
- Gas central heating.
- Beautifully maintained communal grounds.
- Access to resident's tennis courts.
- Residents parking located to the rear
- Unrestricted on-the-street parking.

GENERAL DESCRIPTION

A fabulous first-floor flat, part of a converted "B"-Listed building (Buchanan House) in the prestigious Newington district of the city, perfectly positioned for access to an excellent range of local amenities and a short journey to the South Edinburgh city centre. The property is set within a sought after development and would be suitable to a wide range of buyers and boasts a stunning south-facing aspect overlooking beautifully maintained communal grounds.





LOCATION

East Suffolk Park is positioned within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the motorway network.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. TOP QUALITY SANDERSON CURTAINS AND ROMAN BLINDS IN LIVING ROOM AND TWO BEDROOMS FITTED 2021 AND NEW CARPETS ALMOST THROUGHOUT. KITCHEN APPLIANCES TO INCLUDE AN INTEGRATED HOB, DOUBLE OVEN (ONE OF THE OVENS CURRENTLY NOT IN WORKING ORDER), COOKER HOOD, FRIDGE/FREEZER, MICROWAVE, AUTOMATIC WASHING MACHINE AND FREE-STANDING DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



COUNCIL TAX BAND F.
TRAIN STATION APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 13.4 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 300 METRES.

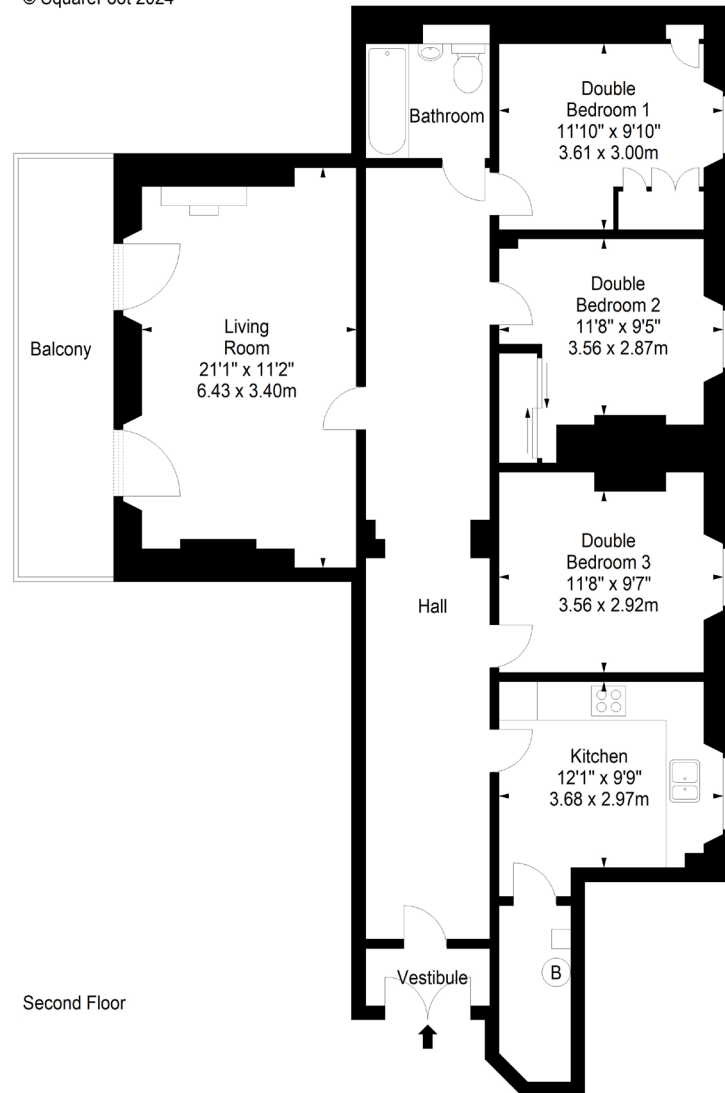
FACTORING NOTE

THE DEVELOPMENT IS FACTORED BY ROSS & LIDDELL AT AN APPROXIMATE CHARGE OF £1,500 PER ANNUM. THIS COVERS THE MAINTENANCE OF ALL THE COMMUNAL AREAS AND ALSO THE BLOCKS BUILDINGS INSURANCE.

East Suffolk Park,
Edinburgh,
Midlothian, EH16 5PL



Approx. Gross Internal Area
1141 Sq Ft - 106.00 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.