



## Location

This spectacular main door upper villa is situated in Newington, a highly sought after residential area in Edinburgh's Southside, less than two miles from the city centre. Set against the backdrop of Arthur's seat, one of the city's famous landmarks, the property is located on a leafy street in the tranquil Waverley Park Conservation area, and occupies the whole first floor of a handsome Victorian detached house.

The area is well served by a range of excellent local amenities including everyday and specialist shops, bars, restaurants and cafes. Within walking distance, there are more retail options at Cameron Toll shopping centre.

Leisure and recreational facilities are plentiful with the Royal Commonwealth Pool, bowling and tennis clubs, Prestonfield golf course, and the green open spaces of The Meadows, Holyrood Park, Hermitage of Braid and Blackford hills all located nearby. The Festival and Playhouse Theatres, Usher Hall and renowned Edinburgh galleries are easily accessible.

Queen's Crescent is also convenient for the Royal Infirmary of Edinburgh, Edinburgh University, and the Scottish Parliament. There are good transport links to the city bypass and motorway network, and regular bus services running to and from the city centre.

This exceptionally light and spacious family home is in catchment for outstanding schools, including Preston Street and St Peter's Primaries, and James Gillespie's High School, with many of the capital's finest private schools nearby.





## Accommodation

- Entrance vestibule with grand staircase
- Spacious upper hallway
- Large bay-windowed sitting room with wood burning stove
- Modern dining kitchen room with Rangemaster cooker, fridge freezer and dishwasher: these items are believed to be in good working order though their condition is not warranted
- Principal bedroom with en-suite shower room
- 3 further double bedrooms
- Family bathroom
- Additional WC
- Lower hallway with utility space and storage cupboard with access to private rear garden

## Extra features

- Gas central heating
- Driveway
- Garage with store room
- Extensive attic space with entrance to unique tower room
- Private gardens to front and rear
- Owners eligible for access to the exclusive Waverley and Ventnor Park Gardens for a modest annual maintenance fee



## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or phone Allingham & Co on 0131 447 9341.

## Home Report

# ALLINGHAM & CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

