



1 Upper Gray Street

Newington, Edinburgh, EH9 1SN



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Superb 3 bedroom lower villa forming part of a handsome Georgian property in the desirable residential area of Newington

- Sitting room
- Stylish kitchen/breakfast room & utility
- Sunroom/dining room
- 2 spacious double bedrooms
- Bedroom 3/office
- Bathroom
- Highly sought after residential area
- Beautifully maintained private garden
- Permit parking
- Gas central heating



Offers Over: £595,000

EPC Rating: D

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

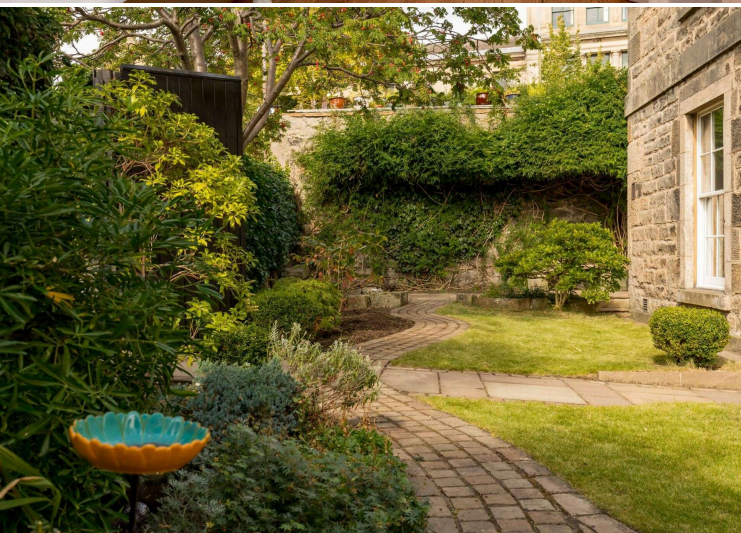
Superb 3 bedroom main door lower villa forming part of a handsome B Listed detached Georgian property in the desirable residential area of Newington. This impressive lower conversion benefits from a lovely private landscaped garden and is situated on a peaceful street within walking distance of a variety of local amenities.

The tastefully presented interior is bright and generously proportioned throughout and complemented by charming period features including working shutters, stripped and varnished floorboards and attractive fireplaces. There is an abundance of storage space internally as well as an outhouse accessed externally.

Extras

All fitted floor coverings, blinds, light fittings, Range style cooker, extractor hood, fridge, freezer, dishwasher and washing machine are included in the sale price. The cabinet in the bathroom is also included in the price. Please note the gas fire within the sitting room is not operational.





Location

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sector.

1 Upper Gray Street, Edinburgh, Midlothian, EH9 1SN



Ground Floor



House - Approx. Gross Internal Area - 1432 Sq Ft - 133.03 Sq M
Store - Approx. Gross Internal Area - 19 Sq Ft - 1.77 Sq M

For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.