

COULTERS[®]

3/1 EAST SUFFOLK PARK

NEWINGTON, EDINBURGH, EH16 5PL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/1 East Suffolk Park is a well-presented two-bedroom ground floor apartment forming part of a distinguished stone-built development in the Craigmillar Park Conservation Area.

Set within beautifully maintained landscaped grounds with ample residents' parking and exclusive access to private tennis courts, this quietly positioned home offers a rare sense of greenery and privacy just moments from excellent amenities and transport links.

KEY FEATURES



Well presented ground floor apartment.



Two beautiful double bedrooms, both with fitted storage.



Extensive well tended communal grounds with two tennis courts.



Resident's parking within the development.



Situated in the Craigmillar Park Conservation Area in leafy Newington.



An array of local amenities nearby.



EPC Rating - C



Council Tax Band - F





The development, originally designed in the Arts and Crafts style for Edinburgh University, enjoys a peaceful setting behind mature trees and manicured lawns, with an open outlook towards Arthur's Seat. The apartment itself is accessed via a secure entry system and a well-kept communal hallway.

Internally, the property offers well-balanced accommodation and generous proportions throughout. The sitting and dining room is a spacious and versatile living area, featuring sash and case windows with attractive astragal detailing and ample room for both dining and relaxation. The separate kitchen is fitted with contemporary cabinetry, polished granite worktops, tiled splashbacks and a full complement of integrated appliances including a gas hob, double oven, fridge freezer, dishwasher and washer dryer.



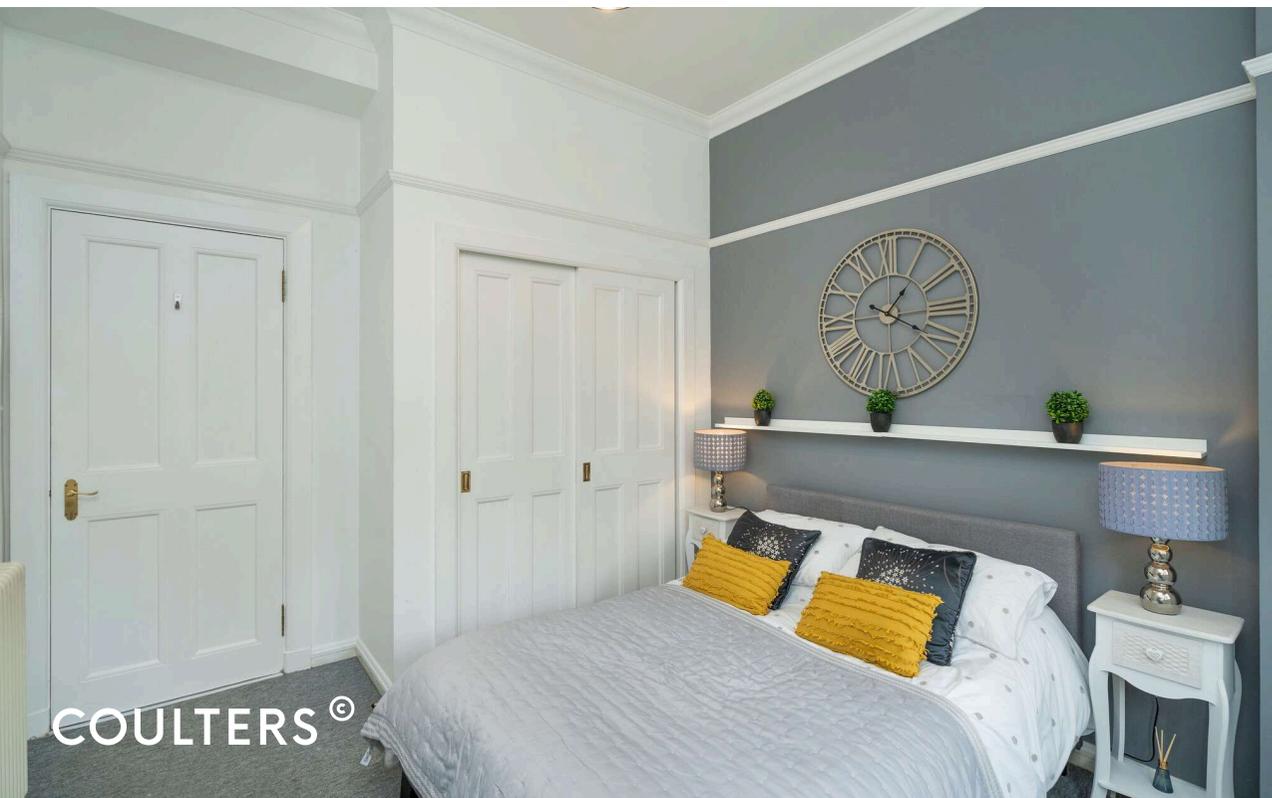


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There are two double bedrooms, both with fitted storage. The principal bedroom enjoys a pleasant open aspect towards Salisbury Crags, while the second is quietly positioned to the rear. A modern bathroom completes the accommodation, with a white three-piece suite, over-bath shower and tiled surrounds.

The apartment further benefits from gas central heating, a shared cellar space, and an alarm system. Residents enjoy beautifully maintained communal grounds, ample residents' parking, and exclusive use of two private tennis courts.

The property is fitted with gas central heating and single glazed windows.









THE LOCAL AREA

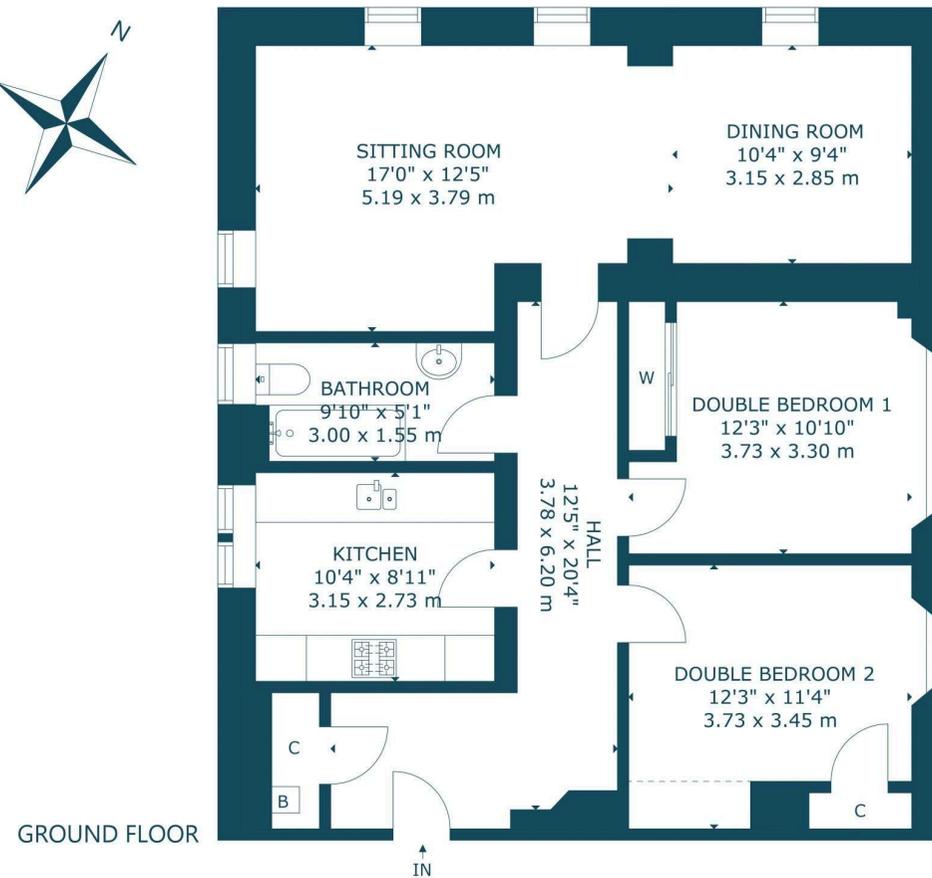
Newington is a highly sought after residential neighbourhood situated to the south of the city centre. The area is served by excellent amenities including independent shops, bars, restaurants and cafes. Cameron Toll Shopping Centre with its Sainsbury's superstore and high street retailers is also within walking distance. Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque Holyrood Park, all within walking distance. Prestonfield Golf Club and Priestfield Tennis Club are also just a short stroll away. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is quick access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are regular bus services running to and from the city centre. The property sits in the catchment area for Prestonfield Primary and Castlebrae and Liberton High Schools whilst excellent schools in private sector such as George Heriot's and George Watson's are easily accessible.



EXTRAS

The blinds, curtains, fitted floor coverings, light fittings and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation. The property is factored by Ross and Liddle for an approximate monthly cost of £190 which includes building insurance.

HOME REPORT VALUATION: £425,000



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 954 SQ FT / 88 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.