

# 30 WILTON ROAD

NEWINGTON, EDINBURGH, EH16 5NN



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# A beautiful

## *Victorian townhouse*



### General Features

- A large apartment covering over 1163 sq. ft.
- On the ground floor of a Victorian townhouse, and including the traditional “maid’s bedroom” above the kitchen
- Part of a sought-after conservation area in Newington
- Sympathetic interior design and period features
- Elevated views of Arthur’s Seat and Edinburgh Castle

### Accommodation Features

- Entrance hall with storage and original floor tiles
- Large living room with a fireplace and bay window
- Dining room with fitted cabinets and walk-in store
- Dual-aspect garden room with full-height windows
- Well-appointed, dual-aspect breakfasting kitchen
- Spacious principal bedroom with fitted wardrobes
- Versatile second bedroom/office with iconic views
- Modern 3pc shower room with rainfall showerhead
- Sash windows, and secondary and double glazing (in select rooms)
- Gas central heating system

### Exterior Features

- Enclosed rear garden bordered by a traditional stone wall with saddleback coping
- Reduced height storage accessible from the garden
- In a controlled parking zone (priority parking area B6)



## *Welcome to an exceptional two-bedroom apartment in Newington*

Covering over 1163 square feet, this traditional apartment is a large two-bedroom residence which occupies the ground floor of a Victorian townhouse, with the second bedroom located on the first floor above the kitchen. The south-facing home enjoys spacious, light-filled rooms and carefully curated décor that complements its historic character and period refinement. It features two reception rooms and a separate garden room, a bright and airy breakfasting kitchen, and a modern shower room. The property also has excellent storage, as well as the benefit of a private garden. Part of a sought-after conservation area in Newington, it has a highly desirable location too. Cameron Toll Shopping Centre is a mere stroll away and the Hermitage of Braid and Blackford Hill Nature Reserve is within easy walking distance as well, offering lots of scope to escape the bustle of the city.





*A wonderful first impression with*

# Original features

The Victorian building immediately catches the eye with its exquisite architectural flourishes. Moving inside, the shared entrance opens to a communal vestibule while the apartment's front door (beautifully framed by an artistic

stained-glass window) flows through to the welcoming hall. Here, original floor tiles are paired alongside sympathetic wallpaper with floral patterning. It provides built-in storage and a wonderful first impression.



# Victorian elegance



*meets modern appeal*



The living room perfectly captures Victorian elegance while maintaining modern appeal. It enjoys traditional-inspired styling and a bold feature wall reminiscent of William Morris interiors. Intricate ceiling plasterwork and detailed cornicing draw the eyeline to the lofty proportions, as a south-facing bay window floods the large room in natural light. An imposing stone mantle piece with real-flame gas fire and relined chimney adds a cosy and characterful finish.







# A sociable

## *Dining room*

A dining room provides a second reception area for sociable dinner parties. It has an easy-upkeep, wood-style floor and a bright accent wall set against a neutral backdrop, creating a cheerful environment. It also features a generous walk-in store and fitted cabinets providing useful storage for crockery sets and the like.



# Breakfasting kitchen

*With generous cabinet storage  
and luxury worktops*



Just a few steps down from the dining room, the dual-aspect breakfasting kitchen is equipped with a generous range of white cabinets and luxurious worktops. Bright splashback tiles which complement the flooring add a welcomed dash colour to the aesthetic, while integrated Siemens appliances ensure a sleek finish (ceramic hob, slimline extractor, oven, combi-microwave and fridge/freezer). It also provides understairs storage, rear garden access, and a fitted breakfast bar for morning coffee.





# Dual- aspect garden room



*with full-height windows*

Externally accessed, there is a garden room to the home's rear as well, which has full-height, dual-aspect windows to soak up the garden ambience whatever the weather.



# Principal

*Bedroom with a calming ambience*



Finished in white and with a tasteful accent wall, the principal bedroom has a calming ambience, as well as a spacious footprint for bedside furnishings. It is easily accessible on the ground floor, and has the additional benefit of a press cupboard and fitted wardrobes providing generous clothes storage. A picture rail and detailed cornice work bring further refinement.

## *Bedroom two has iconic views over Edinburgh's skyline*

The second bedroom is on the first floor, reached via a staircase from the dining room. It is neutrally decorated and offers homeowners flexible dimensions to suit their needs, ensuring excellent scope for creative use (such as an office). Best of all, this room has iconic views of Arthur's Seat and Edinburgh Castle – an inspiring backdrop to admire.



# Modern

*Accessible and practical*

The shower room has a modern design with easy-to-clean wet walls and a quality three-piece suite. It incorporates a toilet, a storage-set washbasin, a mirrored unit, fitted cabinet storage, and a double walk-in shower enclosure with overhead rainfall shower.

The property has gas central heating and traditional sash-and-case windows, with secondary glazing in the living room, and double glazing in the dining room and second bedroom.



# The Garden



*Private, landscaped garden to the rear*

The home also benefits from a landscaped rear garden enclosed by a stone wall with traditional saddleback coping. It features neat paved areas for relaxing in the sun and opens out onto a well-kept lawn, framed by mature plants. It is a delightful setting for summer enjoyment. Furthermore, there is a access to a reduced height storage under the property which also houses the boiler. The property

also falls within a controlled parking zone (priority parking area B6).

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.





## Property Name

18/2 Lennox Street

## Location

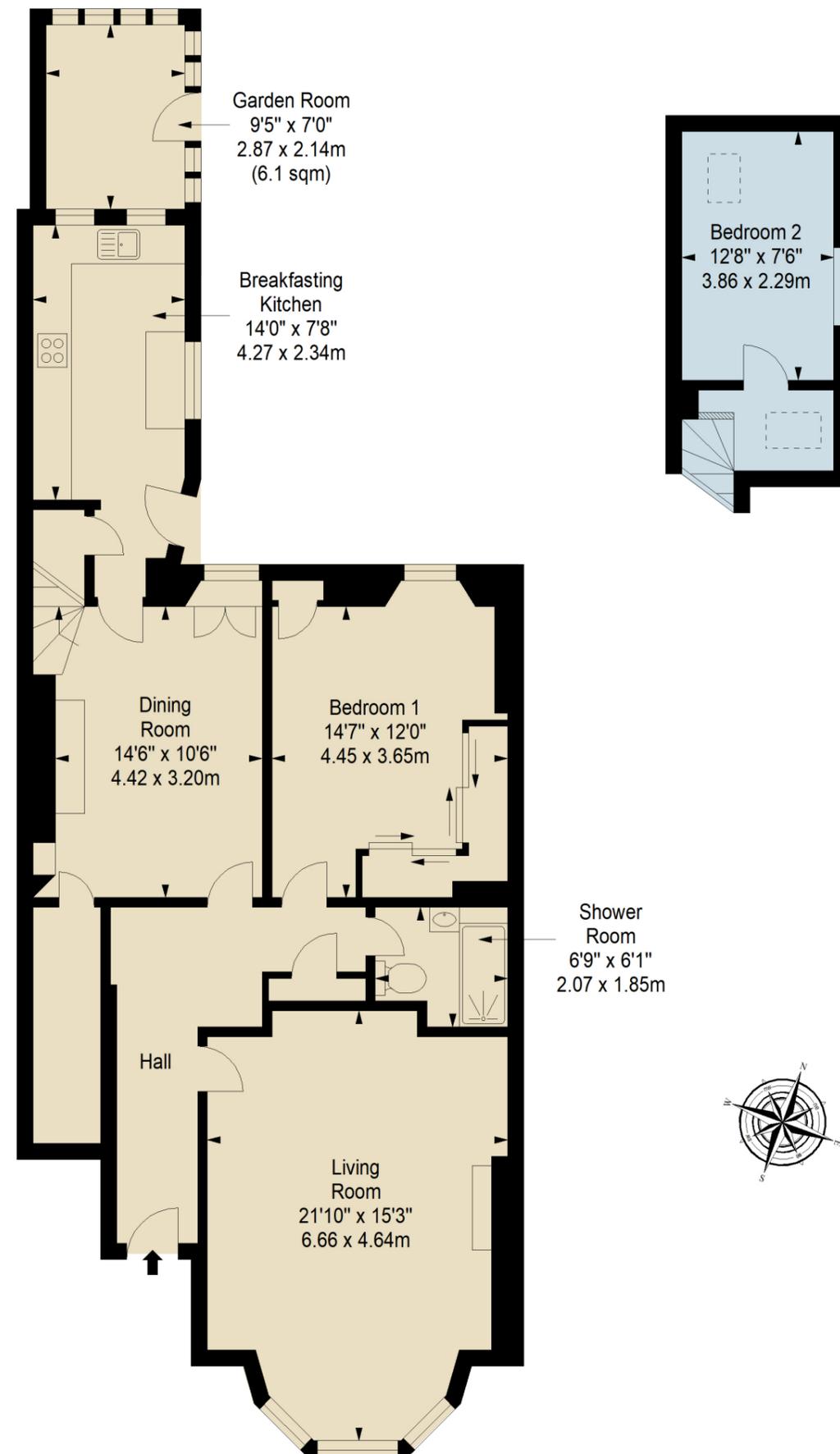
Edinburgh, EH16 5NN

-  Ground Floor
-  First Floor

## Approximate total area:

108.1 sq. metres (1163.6 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.





  
30 Wilton  
Road

## Approximately two miles from the city centre

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington sits between the much-loved

green spaces of Holyrood Park and The Meadows. It is close to public sports facilities at the Royal Commonwealth Pool with its Olympic-size pool, and renowned cultural venues include the Festival Theatre, the Queen's Hall, and the Summerhall multi-arts complex. Residents also enjoy access to an eclectic mix of independent shops, express supermarkets, and high-street retailers along Nicolson Street and South Clerk Street, with further shopping facilities available at nearby Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.



# Newington

Edinburgh



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