



Solicitors & Estate Agents



Offers Over

£365,000

Buchanan House, 1/7 East Suffolk Park

Newington | Edinburgh | EH16 5PL

Situated within the highly regarded Craigmillar Park Conservation Area, this appealing two-bedroom apartment forms part of an historic B-Listed converted university and training college, set amidst beautifully maintained and mature communal garden grounds, with resident's parking and tennis courts. Quietly tucked away within an idyllic setting, yet just minutes for superb transport links, excellent amenities and within easy reach of the city centre.

 2 Bedrooms

 1 Public room

 1 Bathroom

 Delightful & mature communal gardens

 Resident's Parking

 EPC Rating – C

 Council Tax Band - F



Description

Much of the development's original charm has been carefully retained, with the former hockey pitches now transformed into delightful and mature landscaped communal gardens, providing residents with inviting green spaces to relax and enjoy. Combining generous, well-proportioned accommodation with the appeal of a traditional historic setting, this delightful apartment offers an excellent opportunity to enjoy modern-day comfort within a development rich in architectural interest and local history. Affording delightful views over the expansive green space, this fine home shall undoubtedly appeal to the professionals seeking a high standard of living in an excellent location and merits internal viewing to be fully appreciated.

Access is via an elegant communal stairwell, with secure entryphone system, with stair access to all floors. Flat 7 is located on the top floor and comprises; entrance vestibule opening to a welcoming L-shaped hallway with window overlooking the gardens. There is a delightful and spacious reception/diningroom with feature fireplace. The room enjoys good natural light and again boasts an open outlook over the delightful gardens, with some period features remaining including cornice work and picture rails. The modern fitted kitchen is located to the front with leafy backdrop and is fitted with a range of wall and base units with built-in electric hob, oven and hood together with integrated appliances. Two large store cupboard provide further practical storage solutions. There are two sizeable double bedrooms, each with fitted storage and finally the bathroom comprises of a modern three piece suite with mains shower over bath. Further benefits include gas central heating with combi boiler and sash & case window units.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer, washer/dryer and dishwasher. Some items of furniture can be made available by separate negotiation if desired.

Externally

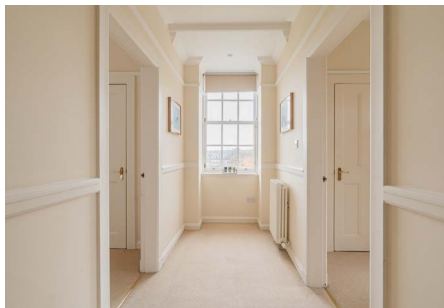
The development is exceptionally well maintained and set amidst attractive, mature communal grounds, creating a tranquil environment rarely found so close to Edinburgh's city centre. Residents also enjoy the convenience of off-street parking. The gardens offer a peaceful retreat, exclusively to residents with an expansive open green space, mature trees and its own tennis courts, a wonderful addition, providing a lifestyle opportunity seldom found within the city.

Factor

Ross & Liddell are the Factoring Agents for the development to which a fee of approx. £165 per month is payable for the upkeep of the communal garden ground, includes a key for the tennis court and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





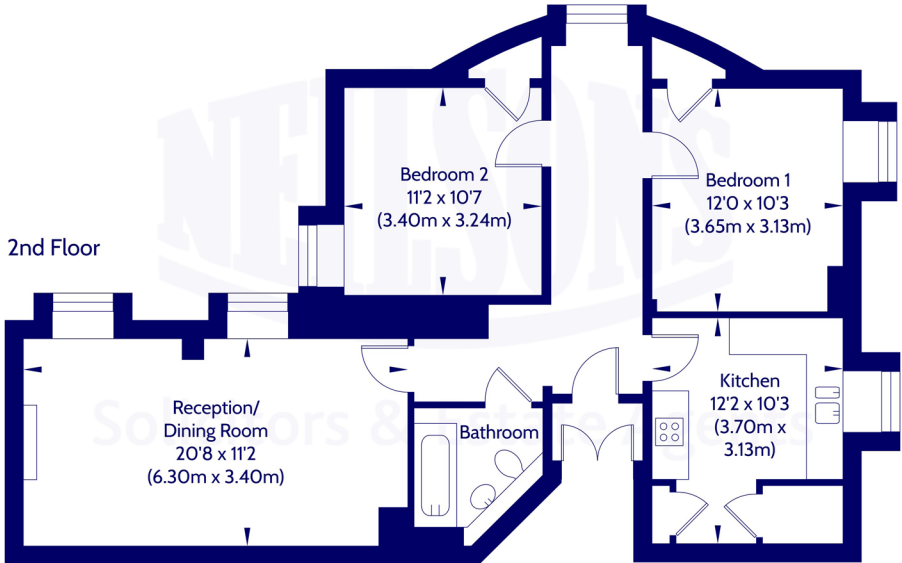
Location

Newington is one of Edinburgh's most sought-after neighbourhoods, renowned for its leafy avenues and excellent amenities. Perfectly positioned just south of the city centre, it offers a vibrant mix of independent shops, cafés, bars and restaurant, alongside excellent transport links all across the city. The area benefits from a strong sense of community and is within easy reach of some of the city's best schools, green open spaces such as The Meadows and Holyrood Park, and world class cultural and sporting facilities. Combining convenience with charm, Newington is an ideal location for both families and professionals seeing the very best of city living.





Approx. Gross Internal Floor Area 82 Sq M / 885 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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