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**4A VENTNOR TERRACE
NEWINGTON
EDINBURGH**

This large main door garden level flat forms part of a converted sandstone semi detached villa within one of the city's most sought after residential districts.

Reception hall, bay windowed sitting room, stylish dining kitchen, two double bedrooms and bathroom. Rear private garden and garage.

Fixed Price £295,000





GENERAL DESCRIPTION

This beautifully presented main door garden level flat forms part of converted sandstone semi detached villa within one of Edinburgh's most sought after residential districts. The house is contained within The Waverley Park Conservation Area and was designed by 19th century architect David Cousins and built in 1902. The accommodation offers bright spacious and well proportioned rooms that display a number of period features. Internally the well planned layout comprises; a reception hallway with excellent storage off. The sitting room is a most attractive room with broad front facing bay window and handsome fireplace. The kitchen displays stylish modern units, has rear facing windows and provides ample space for informal dining. Both bedrooms are large doubles and finally the bathroom has rear facing window and features a traditional white suite. Externally there is a private garden to the rear as well as access to the private grounds at Ventnor Park which is situated directly opposite the property and to Waverley Park which is a 2 minute walk away. Another benefit of the property is its private garage which is gained from Cobden Road and has door leading to the rear of the property. Viewing is strongly recommended to fully appreciate the many fine features of this sizable and comfortable home.

SITUATION

The property is located within the desirable Newington area of Edinburgh which lies to the south of the City Centre. Newington has enjoyed a significant period of growth in popularity in recent years, due in part to its proximity to Edinburgh University, The Royal Infirmary and the Scottish Parliament. Newington is also close to Edinburgh's financial and administrative centre, a relatively short stroll away through the renowned Meadows. There is an extensive choice of shops all within easy walking distance as is the Cameron Toll Centre which is open seven days a week. Leisure and sporting activities are in abundance, and include the Festival and Queens Theatres, Dynamic Earth, The Royal Commonwealth Pool along with fashionable bars and restaurants. For the commuter an efficient public transport network operates throughout Edinburgh and further afield, whilst the city by-pass, main motorway networks and Edinburgh Airport are all easily accessible.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

The entrance hall has three separate cupboard areas providing excellent storage space and has doors leading off to all rooms.

SITTING ROOM

22'6" x 13'7" 6.86m x 4.14m (into the bay)

This charming bright front facing room has a bay window enhanced by a stripped wood surround and an old pine mantelpiece with cast iron insert, beautiful tiled surround, living flame effect gas fire and brass fender. The room displays original coving, an open shelved press and stripped wood skirtings and door surrounds.

DINING KITCHEN

13'7" x 8'9" 3.96m x 2.67m

Contemporary style fitted kitchen featuring a range of quality solid beech base and wall mounted units with steel handles, contrasting work surfaces and pale blue Italian style tiled splash backs. This good sized room has twin rear facing windows overlooking the garden and patio. Incorporated into the design and included in the sale price are the gas hob, electric fan assisted oven, extractor hood, dishwasher, washer dryer, large larder style fridge and freezer. The room is finished with a tiled slate floor, has ceiling mounted drying pulley and provide ample space for informal dining.





BEDROOM 1

17'10" x 13'0" 5.43m x 3.98m

This large double bedroom has front facing window overlooking gardens and the front patio. The room displays original coving, open shelved press and built-in wardrobe.

BEDROOM 2

14'0" x 13'8" 4.28m x 4.16m (at widest point)

Again a large double bedroom with rear facing window overlooking the garden and features an open shelved press.

BATHROOM

This bright room has rear facing window and features a traditional suite in classic white. Comprises a WC, wash hand basin set in to wooden vanity and cast iron bath with electric shower over. Displays splash/floor tiling and painted wooden panelling to walls.

HEATING

The property has a system of recently installed gas central heating.

GARDENS

From the street, shared steps and pathway lead to the side of the property accessing the entrance door and also the rear. Here lies a further patio and also a large sloping border which is planted with a superb range of mature bushes and shrubs. There is a right of access over the neighbours ground to reach the rear door of the garage which has vehicular access from Cobden Road. In addition to the property's private garden the proprietor has access to Ventnor Park directly across the road, and also to nearby Waverley Park for an annual fee of approximately £90.

GARAGE

The garage belonging to the property is located to the rear and can be accessed from Cobden Road. It has a remote controlled up-and-over door, lighting, power and a pedestrian door to the rear garden area. Unrestricted street parking is also available. To the front of the property there is ample off street parking for a number of vehicles to the left hand side of the driveway.



ENTRY

By Arrangement.

VIEWING

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600 or clients on 07596 460389.

PRICE

Fixed Price £295,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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Schematic Diagram only - Not to scale