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**11/6 EAST SUFFOLK PARK
PLAYFAIR HOUSE
NEWINGTON
EDINBURGH
EH16 5PN**

This beautifully appointed top/2nd floor apartment forms part of an exclusive development that is set amidst approximately 11 acres of shared garden grounds within one of Edinburgh's most prized residential districts.

Entrance hallway, vestibule, reception / dining hall, attractive lounge, dining / sitting room, superb kitchen, three double bedrooms, master en-suite shower room, principal bathroom. Impressive garden grounds incorporating the residents' private tennis courts and parking. Gas central heating.

Offers Over £400,000



GENERAL DESCRIPTION

This beautifully appointed top (second) floor apartment forms part of an exclusive modern development of the former Moray House Halls of Residence which date back to the early 1900's. The property enjoys open aspects over approximately 11 acres of shared garden grounds that incorporate private residents' tennis courts and parking. The development is set within Edinburgh's Newington district, which lies to the south of the City and has long been regarded as one of the more sought after areas to reside. The internal layout comprises: an entrance vestibule with door leading through to a large forty feet long reception / dining hall that provides ample space for table and chairs. The lounge is an attractive room with feature fireplace and three front facing windows which enjoys open aspects over the garden grounds and towards Arthur's Seat. The highly versatile dining / sitting room has a window to the rear, displays a feature fireplace and has an open archway leading through to the stylish fully fitted kitchen which again overlooks the rear gardens. The master bedroom, which benefits from an en-suite shower room, is set to the front with window / door opening onto a small enclosed balcony that enjoys views towards Arthur's Seat. Two further double bedrooms are set to the rear and feature built-in wardrobes. Finally, the principal bathroom has a rear facing window and similar to the en-suite, features a white three piece suite. The property specification includes modern gas central heating operating off a combi boiler. Externally there are approximately 11 acres of shared garden grounds displaying various grass and mature planted sections including the large centre lawn. Two tennis courts, private to the residents, are incorporated into the gardens as are the parking bays. Internal viewing is strongly recommended to fully appreciate the many fine features of this stylish and impressive home.

SITUATION

The property is located within the desirable Newington area of Edinburgh which lies to the south of the City Centre. Newington is close to Edinburgh's financial and administrative centre. There is an extensive choice of shops all within easy walking distance as is the Cameron Toll Centre. The area is well served by leisure and sporting facilities including the Festival Theatre, Queens Hall, Our Dynamic Earth, The Queens Park and The Royal Commonwealth Pool. Public transport operates throughout Edinburgh and further afield, whilst the City by-pass, main motorway networks and Edinburgh Airport are all readily accessible.



ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

Gained via a video entry system this well presented shared hallway has carpeted stone staircase to all floors.

VESTIBULE

The vestibule area has two storage cupboards and door leading through to the reception / dining hall. Displays coving, down lighters, laminate flooring, picture and dado rails.

RECEPTION / DINING HALL

40'1" x 6'8" 12.21m x 2.02m

This impressively long hallway is suitable as a dining hall as it can easily accommodate a table and chairs. Displays coving, down lighters, laminate flooring, picture and dado rails. Feature circular skylight provides natural daylight, storage cupboard houses the boiler and hatch gives access to the attic and further storage space.

LOUNGE

20'3" x 11'5" 6.15m x 3.47m

This delightful room which has a set of three front facing windows enjoys a superb open outlook over the extensive garden ground and towards Arthur's Seat. Displays coving, laminate flooring, three roman blinds, picture rail and feature fireplace with living flame fire.

DINING / SITTING ROOM

11'0" x 8'11" 3.36m x 2.72m

This versatile room has a rear facing window overlooking gardens and south Edinburgh. The room is suitable as either a formal dining room or sitting room and has an archway leading through to the kitchen. Displays coving, laminate flooring, picture rail and feature fireplace with living flame fire.

KITCHEN

11'0" x 8'6" 3.36m x 2.58m

This bright room has a rear facing window overlooking the garden grounds. The room features stylish base, drawer and wall mounted units with granite worktops. Included in the sale price and incorporated into the design are the stainless steel five burner gas hob with matching fan assisted double oven, matching extractor hood, microwave oven, twin fridge freezer, dishwasher and washer dryer, all by Bosch. Displays coving, down lighters and tiled splash backs. Window blind included.

MASTER BEDROOM

17'3" x 8'10" 5.25m x 2.70m

The master bedroom has a front facing window / door which opens on to a small enclosed balcony which enjoys an attractive outlook over the landscaped grounds and towards Arthur's Seat. The room displays down lighters, coving, picture rail and door leads through to the en-suite. Curtains and window blind included.

ENSUITE

This internal room features a white three piece suite comprising WC, wash hand basin and enclosed shower tray with mains shower over. Displays down lighters, coving, wall mounted mirrored cupboard, extensive tiling and heated towel rail.





BEDROOM 2

9'9" x 8'6" 2.98m x 2.59m

This double bedroom has rear facing window overlooking the garden grounds. The room features a built in wardrobe, coving and picture rail. Window blind included.

BEDROOM 3

9'7" x 8'7" 2.91m x 2.61m

The property's third double bedroom has rear facing window overlooking the garden grounds. The room features a built in wardrobe, coving and picture rail. Window blind included.

BATHROOM

10'10" x 5'4" 3.31m x 1.51m

The bright room has rear facing window and features a white three piece suite. Comprises WC, wash hand basin and bath with shower attachment over. Displays down lighters, coving and extensive tiling. Window blind and wall mounted mirror included.

HEATING

The property has a system of gas central heating operating off a Combi boiler.





GARDENS

The property is set within magnificent well maintained shared grounds which extend to some 11 acres providing wonderful open green spaces for pleasant walks and relaxing outdoors.

TENNIS COURTS

The development also has the unique benefit of secure residents' private tennis courts as part of the factors fee.

PARKING

There is ample unallocated private residents parking incorporated in to the garden ground which also accommodate shared bin store.

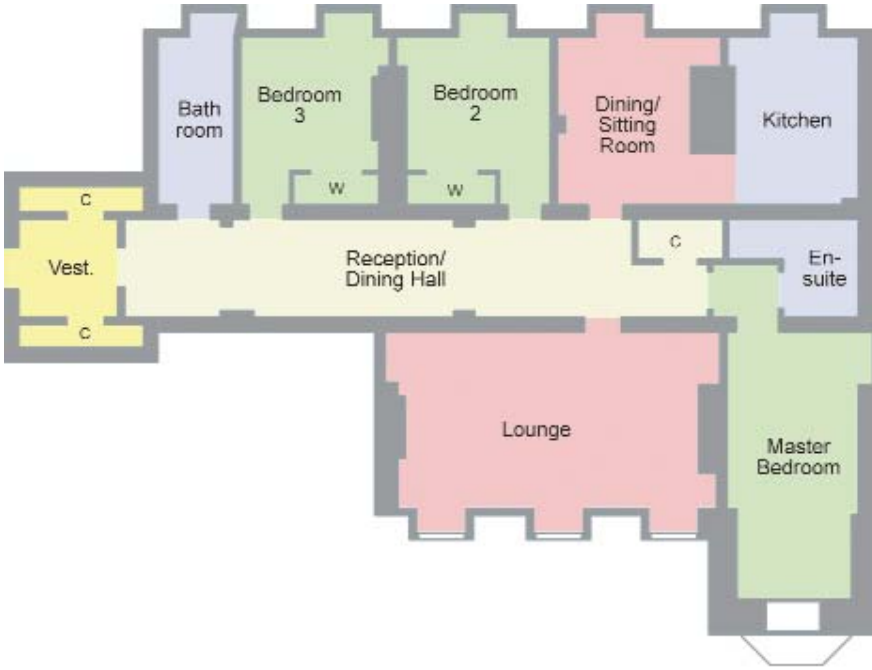
FACTORS

The property is factored and maintained by Ross and Liddell. The fee is approximately £80 per month which includes buildings insurance.



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Schematic Diagram only - Not to scale



ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £400,000

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.