



2

2 WILTON ROAD | EDINBURGH



RETTIE





The principal part of a substantial detached Victorian villa. Retaining a wealth of original period features, this spacious 5-bedroom family home is located in the popular Newington district of Edinburgh.



2 Wilton Road
Edinburgh





Entrance vestibule, reception hall, dining room, drawing room, kitchen, study/bedroom five, two bathrooms, conservatory, four double bedrooms, attic games room, front and back gardens.

SITUATION:

Wilton Road is a highly desirable south-side address located approximately a mile south of Princes Street. Newington provides an excellent selection of local amenities with more comprehensive shopping facilities found at the nearby Cameron Toll shopping centre including a Sainsbury's supermarket.

Holyrood Park incorporating Arthur's Seat, The Meadows, The Hermitage of Braid and Blackford Hill are all within a short distance, as are a variety of golf courses, the Royal Commonwealth Pool and the Waverley Lawn Tennis & Squash Club.

Nearby public and private sector schooling is excellent with many of Edinburgh's renowned private schools including George Watson's College, George Heriot's School and Merchiston Castle School being within easy reach.

The property is well placed for the city bypass allowing quick access to Edinburgh International Airport and the central Scotland motorway network. The location is particularly convenient for access to the Edinburgh University Kings Buildings complex and the Edinburgh Royal Infirmary at Little France.

SUMMARY OF ACCOMMODATION:

No. 2 Wilton Road is a stunning Victorian villa which oozes character and charm with its well-proportioned rooms, a plethora of fabulous period features throughout such as stained glass windows, mosaic tiled entrance porch, ornate plasterwork, working shutters in most rooms, feature fireplaces, original staircase with stone stairs, and varnished floors throughout most of the accommodation. In addition, it has a wonderful attic room which can be used for leisure or indeed an additional bedroom. The garden extends to front, side and back of the property with a driveway for off-street parking. The main accommodation is as follows:

Ground floor:

- Entrance vestibule with mosaic tile floor, stained glass panels and ornate corning, leading into a substantial reception hall with ornate corning and feature fireplace with living flame gas fire.
- Drawing room with bay window, ornate ceiling and corning, varnished wooden floor, feature fire place, two Edinburgh presses and access door to the conservatory.
- Conservatory with dual access to front and back garden.
- Dining room with double window to the front, ornate corning and ceiling rose, feature fire place and Edinburgh press.





cook



- Bathroom with separate shower unit, bath with shower attachment, whb & wc, feature wall mounted mirror, tiled floor.
- Utility room.
- Bespoke luxury kitchen comprising floor and wall mounted cabinetry, granite worksurfaces, gas range cooker (Stoves), 'Belfast' sink, dishwasher, pantry cupboard, integrated fridge and freezer, double windows giving garden outlook.
- Study / fifth bedroom / family room.

First floor:

- Beautiful original staircase with partially carpeted stone stairs, mid landing ornate stained glass window, large first floor hall with stunning plaster detail.
- Magnificent master bedroom with bay window and feature fireplace.
- 3 further double bedrooms, one with dressing room off - all have feature fireplaces.
- Family bathroom with separate shower unit, bath with hand held shower, wc and whb, cupboard.

Second floor:

- Large Games Room / Playroom with walk-in store cupboard and boiler room off.

Grounds / External:

Gated entrance with front driveway for off street parking, lawn area, planted borders, pebbled areas, garden shed, patio area outside the conservatory. Back garden consisting of lawn, barbecue area, raised paved patio area, children's playhouse, mature trees and established borders.

General Remarks

Fixtures and Fittings:
All light fixtures and fittings are included within the sale price.

Services:
Mains water, mains drainage, gas, electricity. Central heating via gas combi boiler.

Postcode
EH16 5NY

Outgoings:
Council Tax Band Category: H

EPC: E

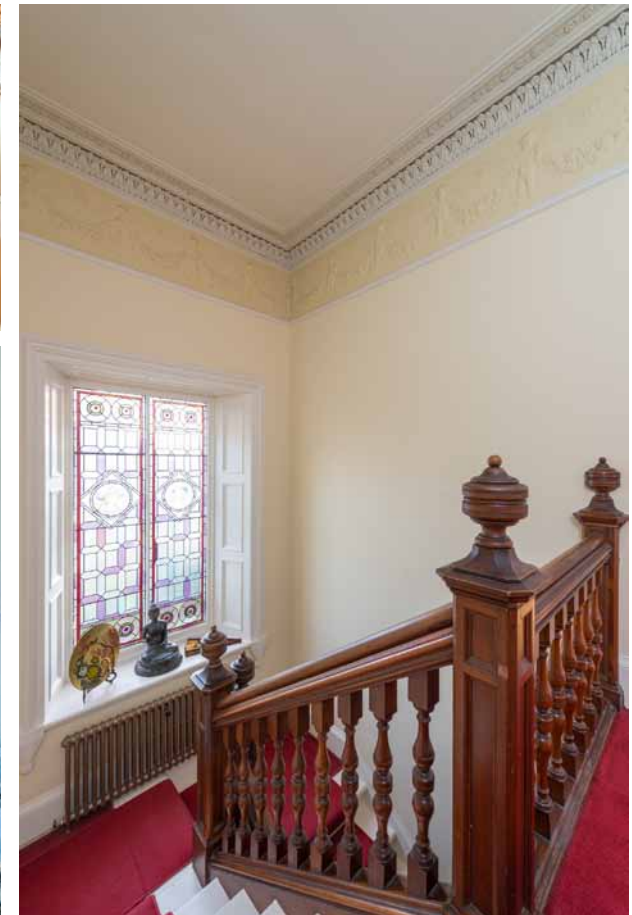
Viewing:
By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

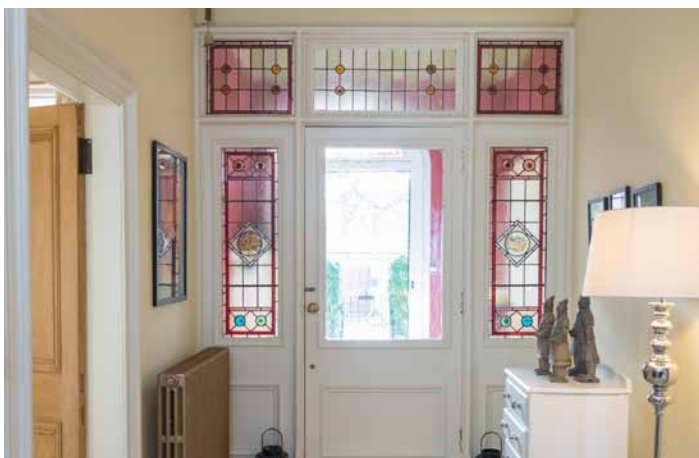
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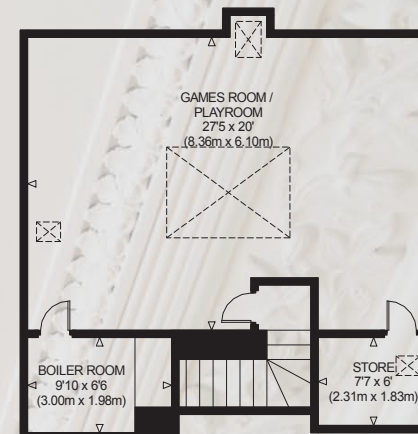
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2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared February 2016 – First Issue

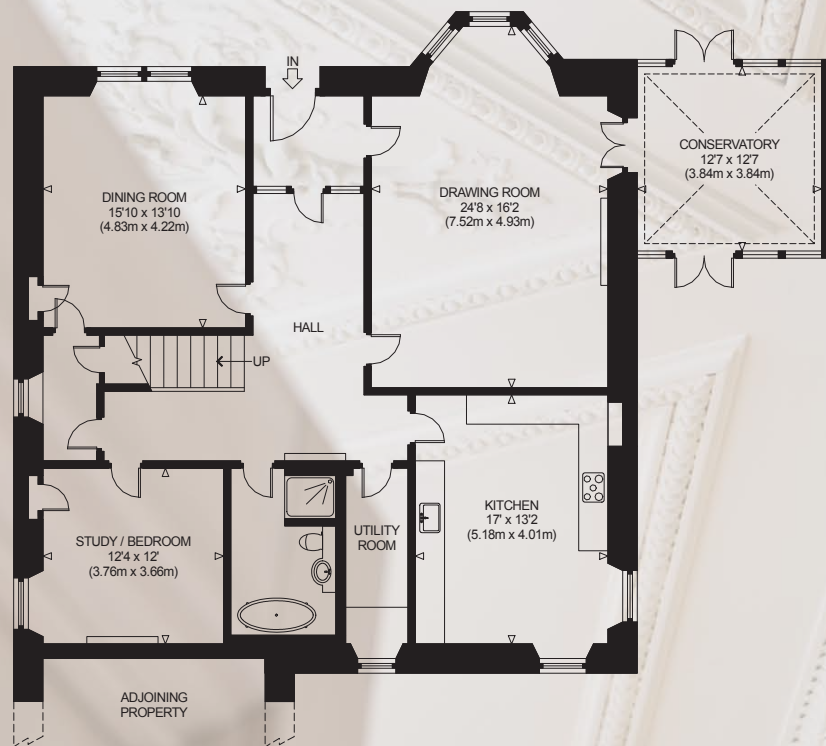




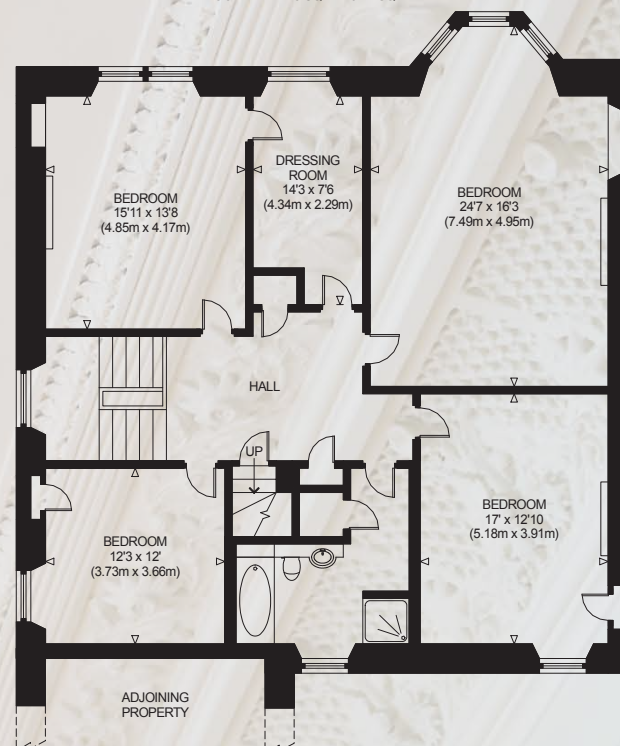




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 723 SQ FT / 67.2 SQ M

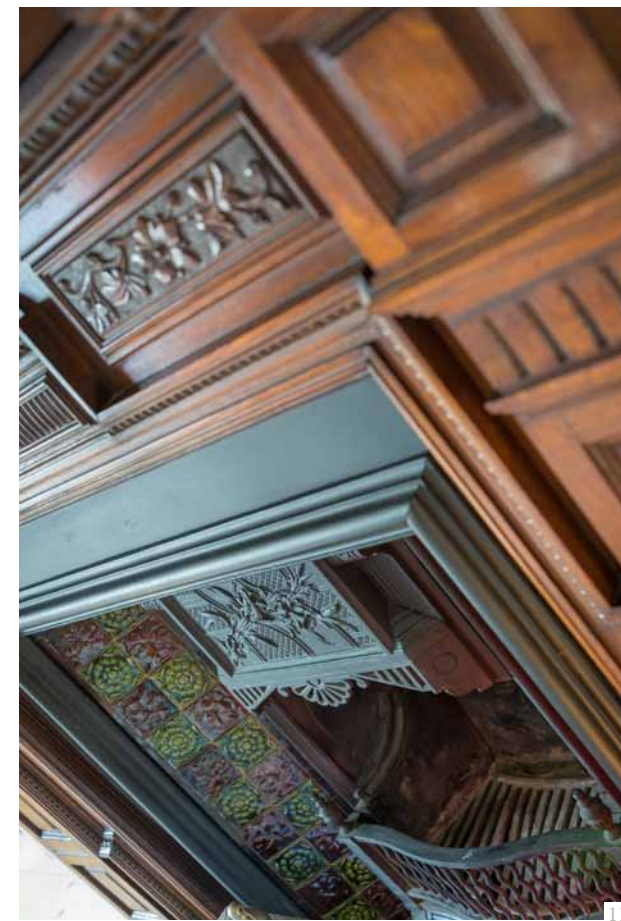
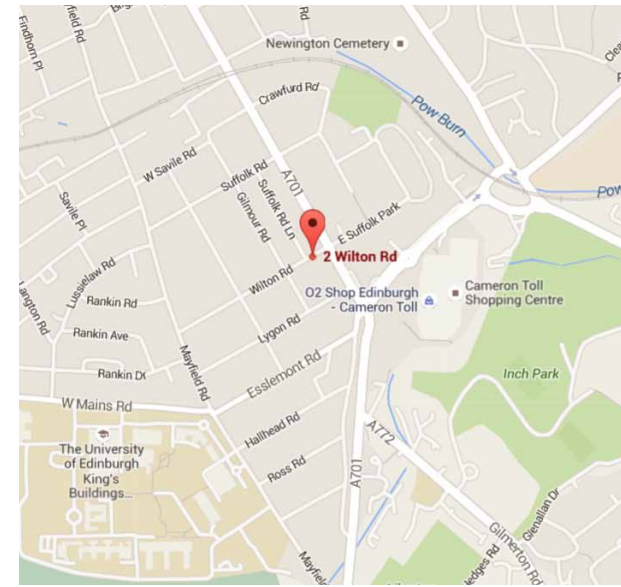


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1680 SQ FT / 156.1 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1505 SQ FT / 139.8 SQ M

WILTON ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3908 SQ FT / 363.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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