



# Newington

14 Kilmaurs Terrace, Edinburgh, EH16 5DR

**Offers Over £595,000**

Viewing by appt tel Agent 0131 525 8666

## Description

Forming part of an attractive Victorian street, 14 Kilmaurs Terrace is a fine Victorian terraced property located in a popular residential enclave on the south side of the city. The house offers generous accommodation on three floors with excellent levels of natural light and many architectural features of the period. Presently operating as a Guest House, the property now offers a discerning buyer the exciting opportunity to reinstate the house into a spacious 5/6 bedroom family home in this popular residential area of Newington.

The present configuration of accommodation is as follows:

### Ground floor

Vestibule, hallway, sitting room, kitchen, studio room, double bedroom with en suite shower and a separate shower room

### First floor

3 further double bedrooms with en suite shower facilities and a single bedroom

### Second floor

2 further double bedrooms with en suite facilities, single bedroom and a bathroom

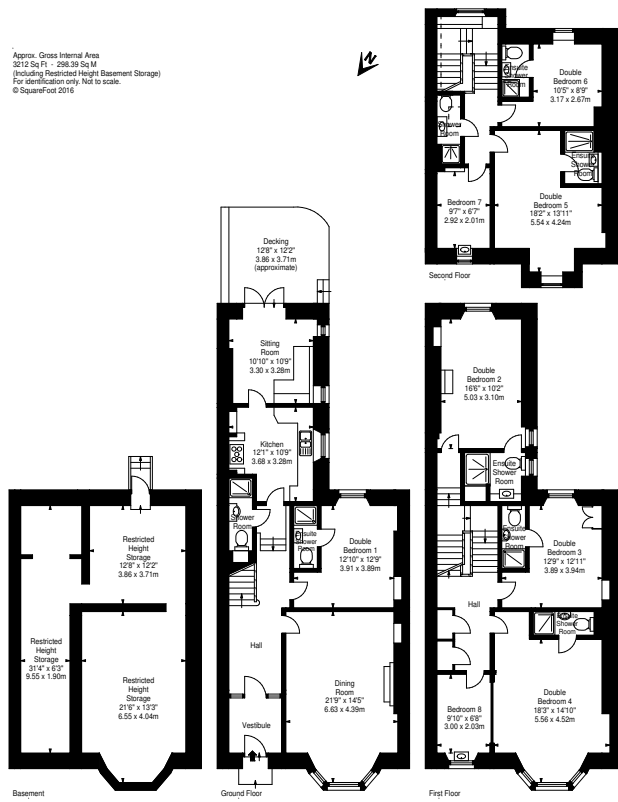
## Location

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail

**A wonderful opportunity to  
refurbish a fine Victorian  
terraced family house arranged  
over 3 floors**



Approx. Gross Internal Area  
 2012 Sq Ft - 268.39 Sq M  
 (Including Restricted Height Basement Storage)  
 For identification only. Not to scale.  
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Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament is also nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

### Garden

There is a small front garden area and a larger paved south facing patio garden to the rear of the property.

### Parking

There is zoned residents parking

### Fixtures and Fittings

Fitted carpets, curtains, blinds, light fittings and kitchen appliances are included in as sale

### Services

There is a gas fired central heating system

### Planning

The property presently operates as a Guest House with class 7 consent. An application for a change to Residential use class 9 has been applied for. A further application has also been made to create a private off street parking space.

### EPC Rating E

### Home Report

The Home Report is available to be downloaded from our website [www.edinburghprimeproperty.com](http://www.edinburghprimeproperty.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

