

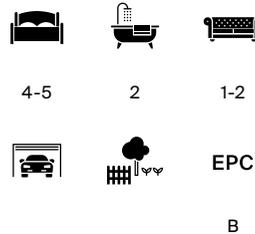


JAMES GALL WYND

Edinburgh, EH16



A CONTEMPORARY TOWNHOUSE WITH EXCEPTIONAL VIEWS TOWARDS ARTHUR'S SEAT.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £870,000

DESCRIPTION

Situated within an exclusive modern development, 23 James Gall Wynd is a striking three-storey townhouse offering beautifully balanced accommodation extending to over 1,800 sq ft. Designed with contemporary living in mind, the property combines generous proportions, clean architectural lines and superb natural light throughout. Its elevated position provides impressive open views towards Arthur's Seat, a highly desirable feature in this part of the city.

The elegant stone façade and full-height glazing create strong kerb appeal, while internally the layout offers excellent flexibility for families, professionals or those seeking a modern home in a peaceful yet well-connected location. The welcoming entrance hallway leads into a bright and stylish kitchen/dining room, featuring modern cabinetry, a central island and herringbone flooring. Full-height doors open directly onto the private rear garden, creating a seamless transition between the indoor and outdoor spaces.





A second sitting room or bedroom sits to the front of the property and works equally well as a snug, home office, playroom or guest room. A WC and utility room complete the ground floor.

The first-floor drawing room is a wonderfully light and generous space, framed by large picture windows. Two well-proportioned double bedrooms and a contemporary family bathroom are also located on this level, offering excellent family accommodation.

Occupying the top floor, the principal bedroom suite is a standout feature of the home. With expansive glazing capturing far-reaching views towards Arthur's Seat, the room enjoys a remarkable sense of peace and elevation. A private en suite bathroom and walk-through dressing room complete the suite, while a further double bedroom is positioned on this level.

Externally, the property benefits from a separate private garage, additional parking and an electric vehicle charging point, providing valuable convenience and future-ready practicality. The rear garden enjoys a south-westerly aspect and has been designed for low maintenance, offering pleasant outdoor space without compromising ease of upkeep.





With its modern design, generous layout and rare panoramic views towards Arthur's Seat, James Gall Wynd represents an exceptional opportunity within one of Edinburgh's most attractive residential settings. Perfectly suited to modern family living, this is a home that offers style, comfort and enduring appeal.

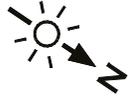
LOCATION

Forming part of the small-scale CALA Newington Residents development, the property enjoys a superb position within Edinburgh's highly desirable Newington district. Situated only a few miles from the city centre and the financial district, the area benefits from excellent transport connections, including frequent bus services providing swift and reliable access across the capital.

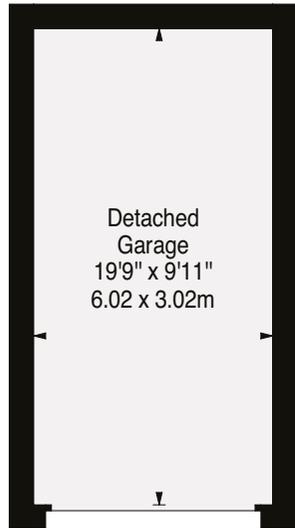
The location is particularly well served for education, with a number of highly regarded private and public schools within easy reach, including George Heriot's, George Watson's College and Merchiston Castle School. The property also lies within the catchment areas for Sciennes Primary School and James Gillespie's High School, both of which are widely sought after.

Newington offers an excellent range of local amenities, with a wide selection of shops, cafés, restaurants and bars. Further extensive retail options are available at nearby Cameron Toll, which provides a large supermarket complex and additional services. The area is also exceptionally well placed for Edinburgh's major academic and medical institutions, including the New Royal Infirmary, the University of Edinburgh's King's Buildings, and the Royal Dick Veterinary School.

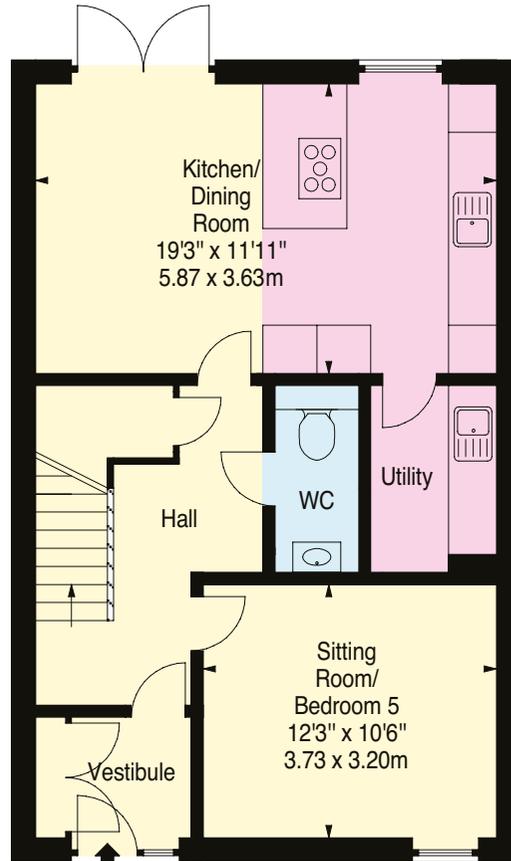
Residents enjoy easy access to outstanding leisure and recreational facilities, with the Royal Commonwealth Pool close by, along with the beautiful open spaces of Holyrood Park—ideal for walking, cycling and outdoor pursuits. Several well-regarded golf courses are also located in and around the area.



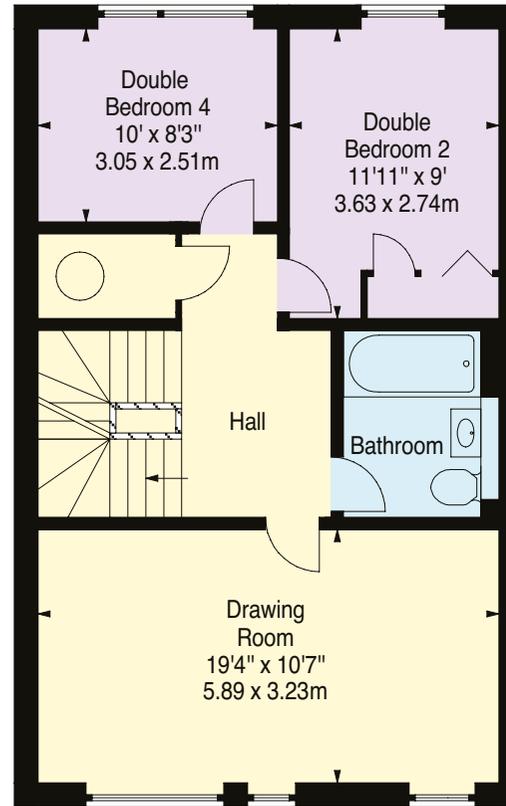
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



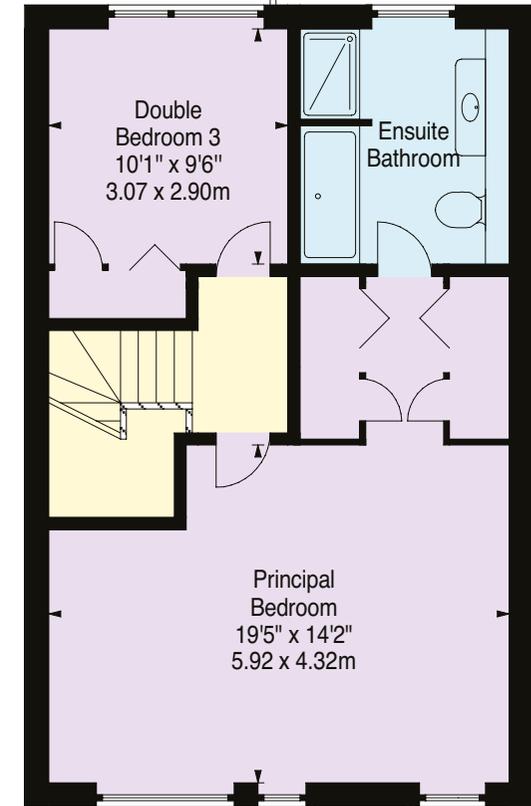
Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 1834 Sq Ft - 170.38 Sq M

Garage: 198 Sq Ft - 18.39 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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