



East Savile Road, Edinburgh, **EH16**

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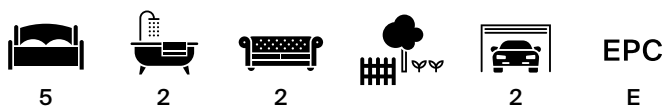






## An outstanding main door double upper **Victorian** apartment in Edinburgh's South Side.

This beautiful property is located in Newington and located over the first and second floors of a traditional villa with the added benefit of a charming, tranquil courtyard and a separate double garage.



<b>Offers Over</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£800,000	Freehold	The City of Edinburgh Council	Band G





Each room has been completely refurbished to the highest of standards whilst carefully maintaining original period features. Farrow and Ball paint has been used throughout to highlight the high ceilings and intricate cornice details, and it blends modern living with the grand of Edinburgh's past.

Upon entering the hallway you immediately gain the sense of Victorian proportions with the impressive staircase, intricate cornice plasterwork and well proportioned rooms. A large utility room can be found within the ground floor entrance.

A light, bright kitchen can be found to the rear of the first floor, it has been well designed and would be perfect for family living for entertaining. A large sitting room and separate dining room, both with almost floor to ceiling windows, beautiful ceilings and stunning, working fireplaces add to the range of accommodation.

An elegant principal bedroom with dressing room and family bathroom complete this floor.

The second floor homes four more bedrooms and a shower room. Each bedroom provides wide reaching views including Arthur's Seat. Bedroom five is currently used as a home office.

Overall, this property would make a perfect home with it's impressive accommodation, prime location, tranquil courtyard.







## Location

East Savile Road is a leafy street in the Newington area on the city's south side, a short distance from the bustling city centre. The property is conveniently located for access to The University of Edinburgh, Edinburgh College of Art and the Royal Infirmary. The Meadows, The Pentland Hills, Hillend Dry Ski Slope and the Commonwealth Swimming Pool are all within a comfortable distance, as are a selection of golf courses and tennis clubs.

The Edinburgh City Bypass is within easy reach allowing quick access to Edinburgh International Airport and to Scotland's motorway network.

The house is also within easy reach of excellent local state and private schooling. Holyrood Park and Cameron Toll Shopping Centre are located nearby, as well as the city landmarks of Arthur's Seat, Salisbury Crags, Blackford Hill and the Royal Observatory.

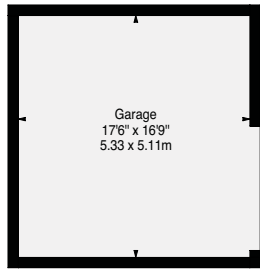




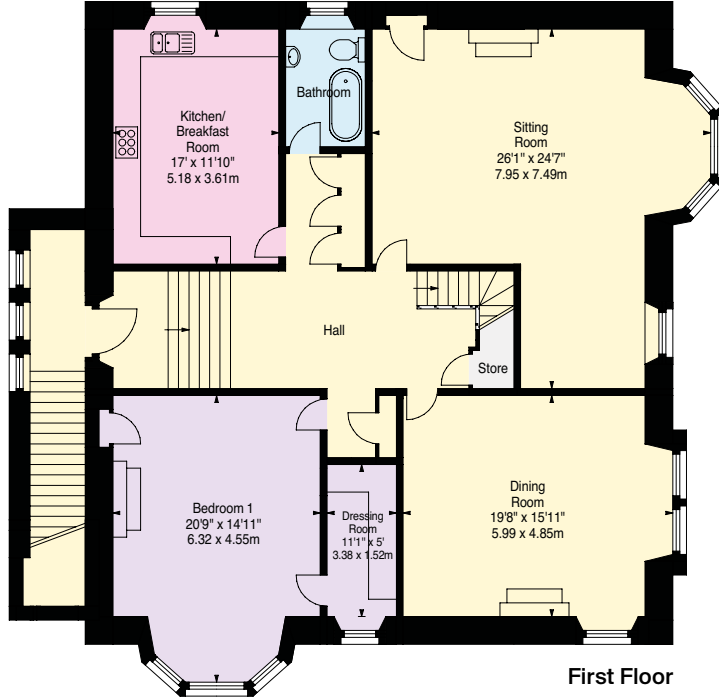
## Financial Guarantee/Anti Money Laundering

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.

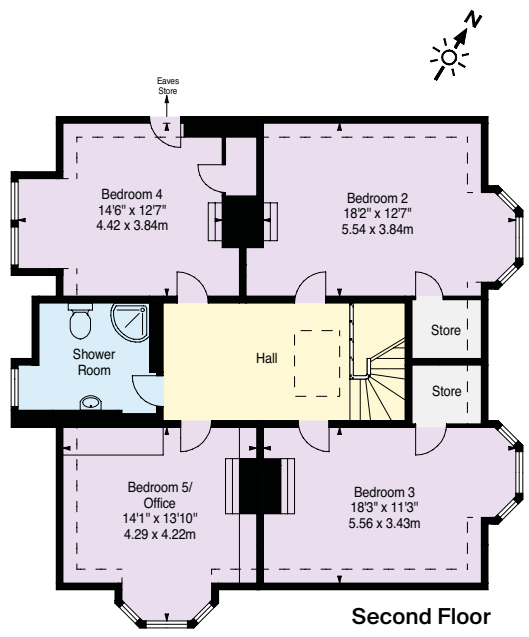




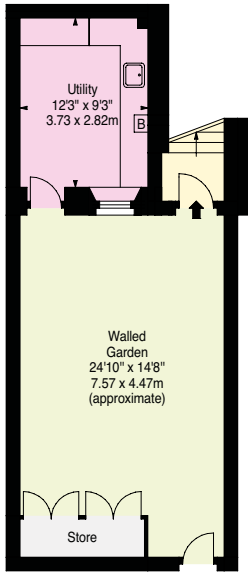
Ground Floor



First Floor



Second Floor



Ground Floor

**Approximate Gross Internal Floor Area**  
**3110 Sq Ft - 288.92 Sq M**  
**Garage & Store: 318 Sq Ft - 29.54 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Katy Kennedy**  
 0131 222 9600  
[katy.kennedy@knightfrank.com](mailto:katy.kennedy@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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