

1/4 Boroughloch

NEWINGTON, EDINBURGH, EH8 9NL

McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present this exceptional B-listed, two-bedroom top-floor flat forming part of an elegant period building adjacent to The Meadows in Newington, one of Edinburgh's most highly sought-after residential areas.

Occupying a commanding position with south-west facing panoramic views over the Meadows and towards the Pentland Hills, this beautiful home combines classical proportions, natural light, and a sense of history with modern comfort and convenience.

Accessed via a well-maintained communal stair with a private storage cupboard on the third-floor landing, the flat opens into a welcoming entrance hallway with a large storage cupboard and access to all rooms.





The impressive living room is a particular highlight, boasting dual-aspect windows which flood the space with natural light and frame stunning open views across the city skyline. Generously proportioned, the room comfortably accommodates both lounge and dining furniture, while useful eaves storage adds practicality without compromising on style.





The dining kitchen is equally spacious and perfect for modern living, fitted with solid oak wall and base units, tiled splashbacks, and a mixture of integrated and freestanding appliances. There is space for a dining table, and this sociable layout makes it ideal for both everyday meals and entertaining guests.



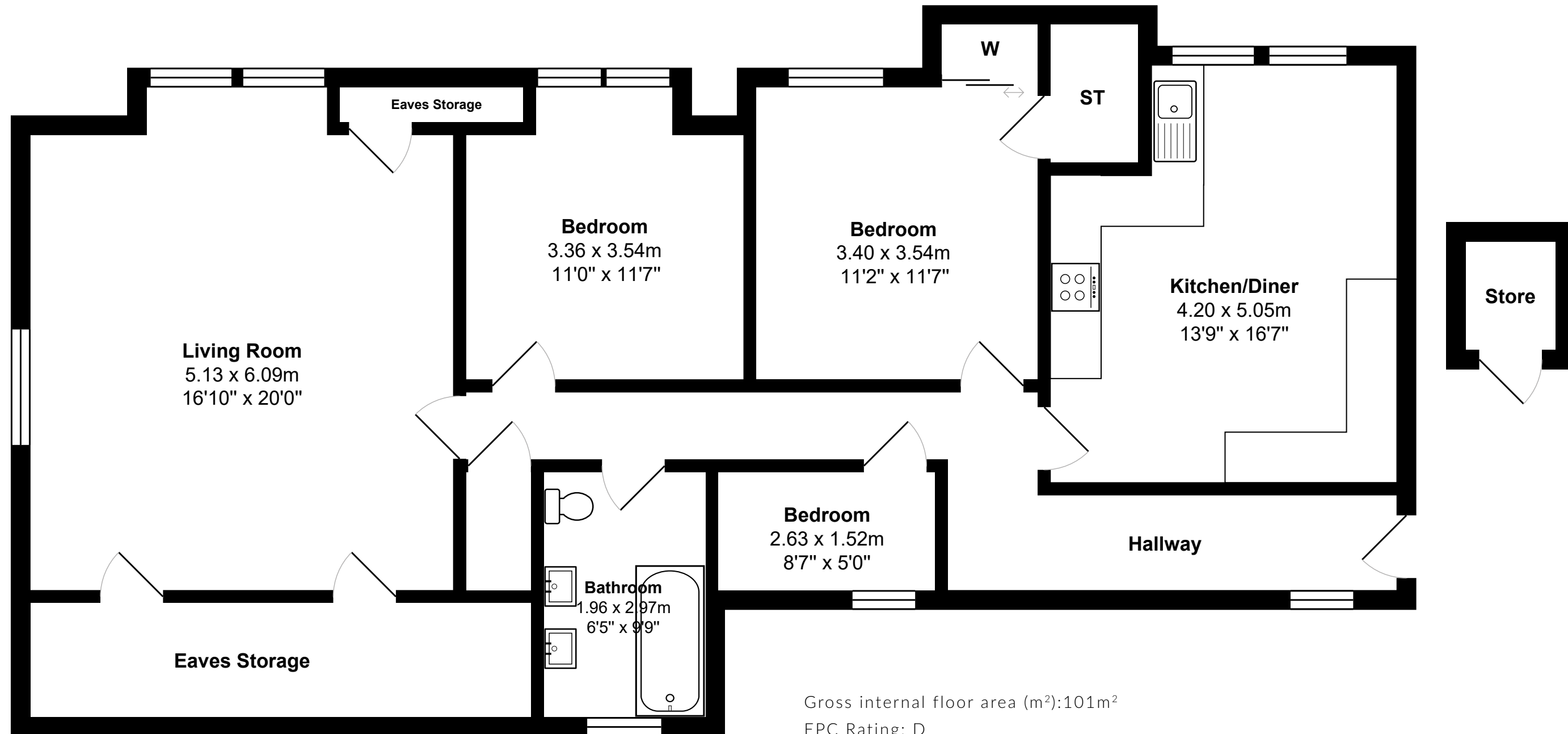


The principal bedroom is a bright and peaceful double room with a built-in wardrobe and an additional storage cupboard, offering generous space and flexibility. The second double bedroom provides plenty of room for freestanding furniture, while a third, smaller room offers versatility as a study, guest bedroom, or nursery, ideal for home working or young families.





The accommodation is completed by a stylish family bathroom, featuring a four-piece white suite with an over-bath mains shower, an illuminated electric mirror, and a heated towel rail for everyday comfort. The property further benefits from gas-fired central heating, extensive solid wood flooring, and the majority of windows are double glazed ensuring warmth and character throughout.



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Externally, the property enjoys the rare advantage of a private allocated parking space, a true asset in this prime central location. With its combination of historic charm, generous proportions, and breathtaking views, this superb flat offers an enviable lifestyle just moments from the Meadows, excellent local amenities, and convenient transport links to the wider city. Internal viewing is highly recommended.

Set in the ever-popular district of Newington, Boroughloch enjoys a fantastic central location that perfectly blends historic character with a lively, contemporary vibe. The area is well known for its mix of traditional tenement buildings, leafy streets, and a bustling local scene filled with cafés, restaurants, independent shops, and bars. With the Meadows just outside and Arthur's Seat within walking distance, residents can enjoy the best of both city and outdoor living. The community has a youthful and friendly atmosphere, making it one of Edinburgh's most sought-after neighbourhoods for students, young professionals, and first-time buyers.

Transport connections in Newington are excellent. Regular bus services run along Clerk Street, Nicolson Street, and Causewayside, providing quick and easy access to the city centre, Edinburgh Waverley Station, and the wider city. For those who prefer to walk or cycle, dedicated routes lead directly into the Old Town, the university campuses, and the city's cultural hotspots. Major road links such as the A7 and A701 are also nearby, offering convenient travel routes for those commuting out of town.

The area is particularly appealing to anyone connected with the University of Edinburgh. The George Square campus and the King's Buildings are both within easy reach, making daily travel simple and stress-free. The presence of a large student population gives the area a dynamic, cosmopolitan feel, while still retaining the traditional charm of south Edinburgh. There are several good schools in the area including James Gillespie's and George Heriot's.



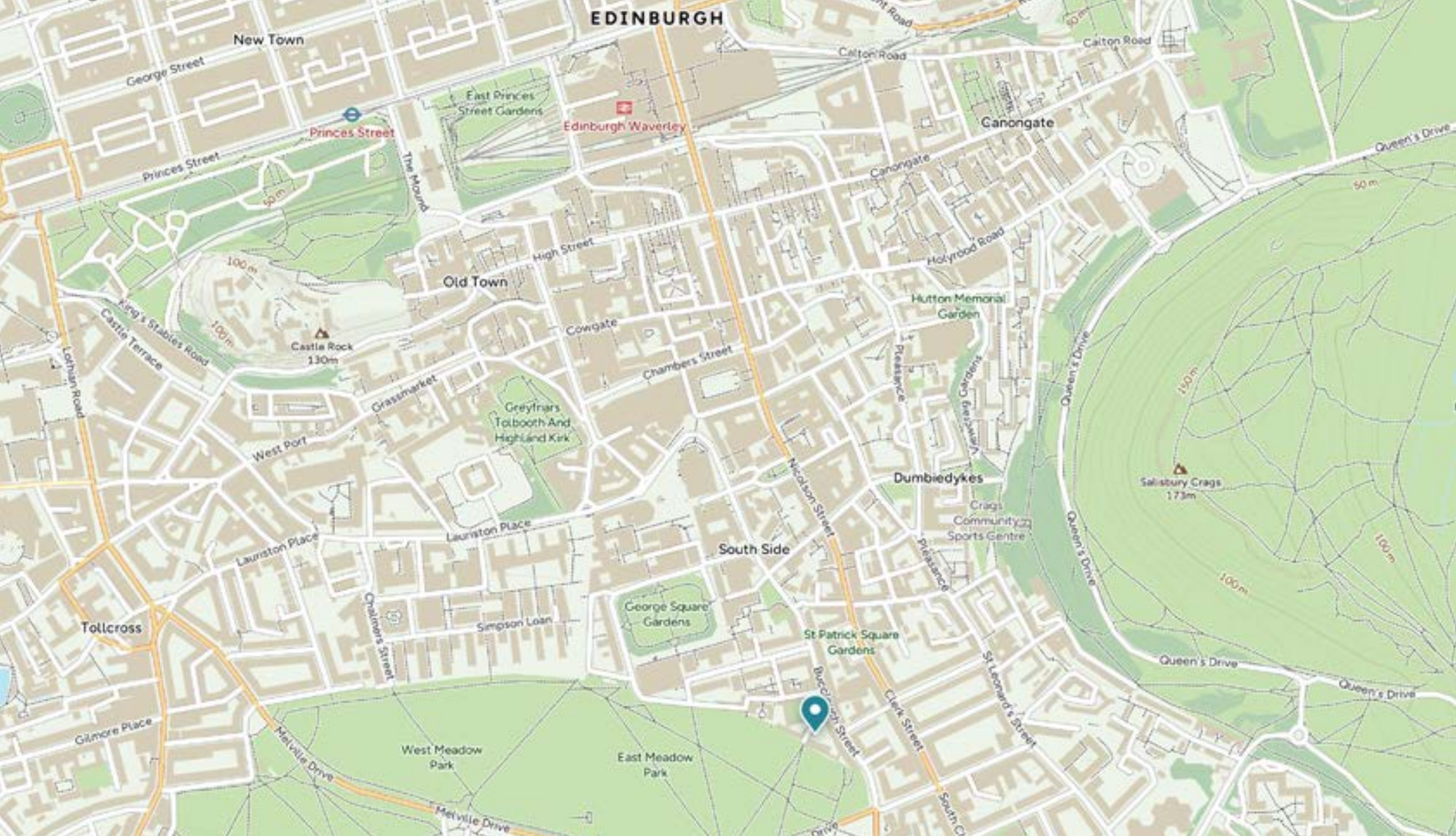
Recreation and leisure options are plentiful. The Meadows offers open green space for picnics, sports, and social gatherings, while nearby Holyrood Park and Arthur's Seat provide scenic walking and running trails with panoramic city views. Fitness enthusiasts will appreciate the proximity of the Royal Commonwealth Pool, a top-class sports and leisure facility offering swimming, gym, and fitness classes just a short stroll from Boroughloch. Those who prefer something more relaxed will find an abundance of coffee houses, boutique eateries, and casual dining options throughout Newington. Cultural attractions such as the Festival Theatre, Queen's Hall, and Summerhall are also close by, ensuring there's always something to do.

In the evenings, Newington offers a lively yet relaxed social scene, with an excellent choice of pubs, bars, and live music venues all within walking distance. The area's blend of culture, convenience, and community spirit makes Boroughloch an exceptional location for those looking to experience the very best of modern Edinburgh living.



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