

2 Kilmaurs Road

NEWINGTON, EDINBURGH, EH16 5DA



This traditional five-bedroom double-upper villa enjoys a private ground floor entrance, a large southwest-facing private garden, and 250m² (2690 sqft) of accommodation



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McEwan Fraser is delighted to present this traditional five-bedroom double-upper villa to the market. The property enjoys a private ground floor entrance, a large southwest-facing private garden, and 250m² (2690 sqft) of accommodation over the first and second floors. Internal accommodation includes a master bedroom with en-suite shower room, four further bedrooms, two bathrooms, two public rooms, a dining kitchen, and a sunroom/study. This traditional villa enjoys a prime location with access to a huge range of local amenities and would make a magnificent family home.

The private main door opens to a staircase that leads to the first-floor reception hall. This provides access to the spacious living room, which is brightly lit by a bay window that has a magnificent view of Arthur's Seat. Many original period features have been retained including an intricate cornice and high skirting boards. A feature fireplace creates a natural focal point for the room but the sheer space on offer will give a new owner endless flexibility to create their ideal entertaining space.

THE LIVING ROOM





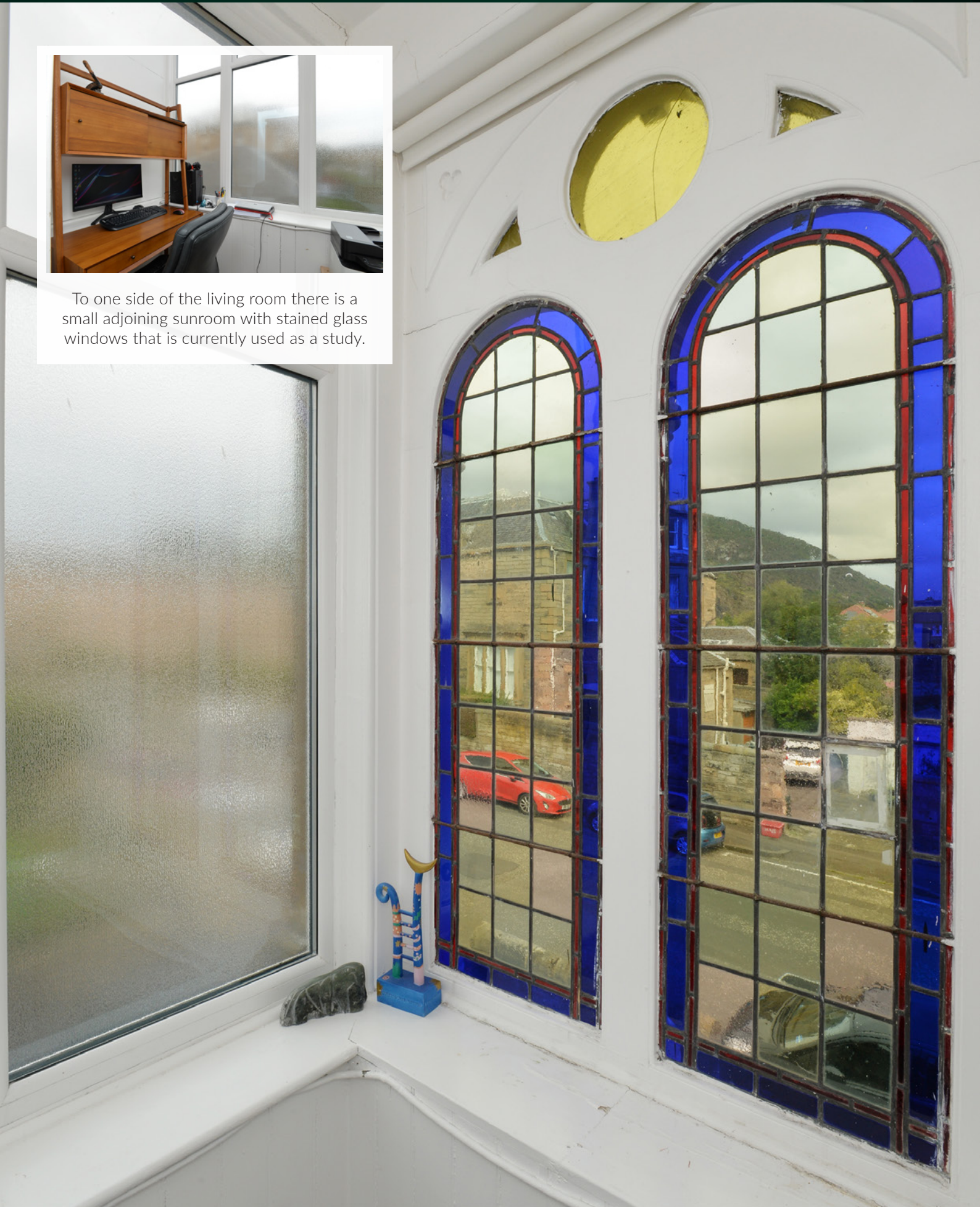
brightly lit by a bay window that has a magnificent view of Arthur's Seat



THE SUNROOM



To one side of the living room there is a small adjoining sunroom with stained glass windows that is currently used as a study.



A superb dining room sits adjacent to the living room. Offering plenty of space for a large dining table and a full array of supporting furniture, the dining room has also retained many original features including a beautiful original fireplace, intricate cornice, and ceiling rose. This room could easily be utilised as an immense sixth double bedroom if desired.

THE DINING ROOM



THE KITCHEN/DINER



The dining kitchen offers a good range of based and wall-mounted units that include an integrated hob and a double oven. Space is provided for a range of freestanding appliances and there is ample space for a dining table in the centre of the room.

Accommodation on this level is completed by a generous double bedroom and a bathroom. The bedroom is bright, spacious, and enhanced by further traditional features including a fireplace.



BEDROOM 5



The bathroom boasts a contemporary finish and includes partial tiling, a jacuzzi bath and a separate shower.

THE GROUND FLOOR BATHROOM



A traditional staircase leads to a broad upper landing which is bathed in natural light from a pyramid-style skylight. The landing gives access to four large double bedrooms and a further bathroom. Bedroom one is the obvious master and enjoys plenty of space for a full suite of bedroom furniture. It also benefits from access to a stylish en-suite shower room. All bedrooms are extensive doubles and have retained their fireplaces. The bathroom on this level is partially tiled and boasts a three-piece white suite with a shower over the bath.



THE FIRST FLOOR BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



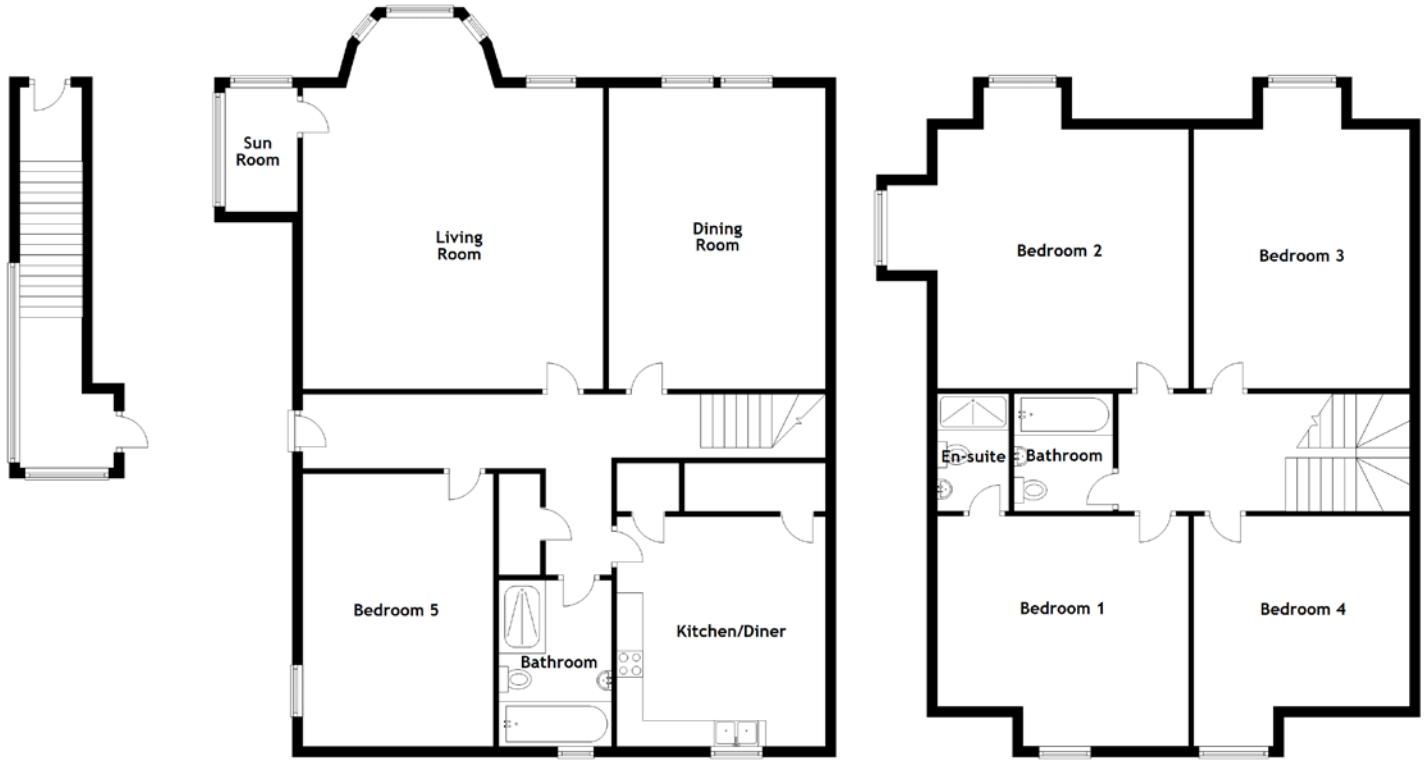
Externally, the property benefits from a southwest-facing private garden that is laid to lawn and framed by mature shrubs and trees. There is an extensive patio area for entertaining.

In addition, Kilmaurs Road is a Priority Parking Area (B7), offering convenient controlled parking (9.30 am – 11 am) for which residents' permits are available.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

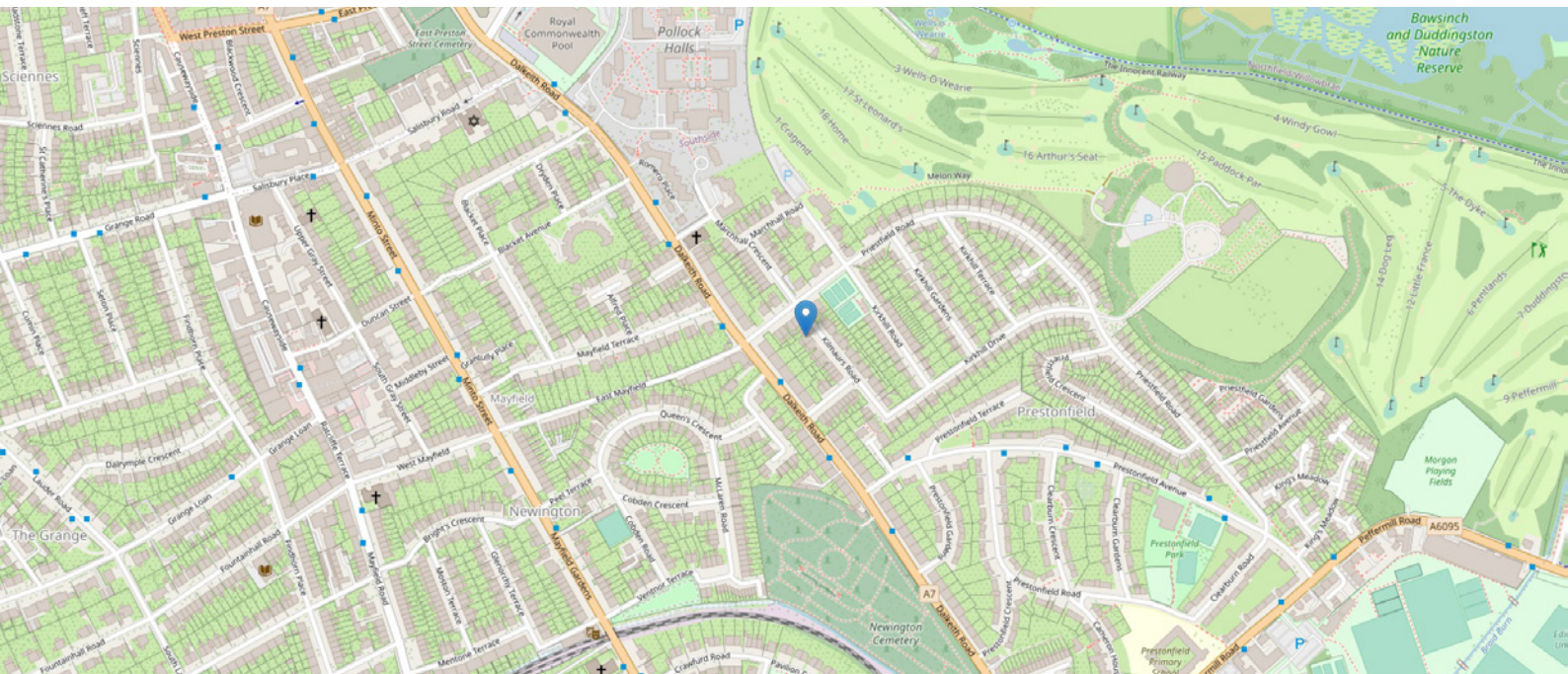
Living Room	7.15m (23'5") x 5.78m (19')
Sun Room	2.39m (7'10") x 1.39m (4'7")
Dining Room	5.80m (19') x 4.17m (13'8")
Kitchen/Diner	4.42m (14'6") x 4.01m (13'2")
Bathroom	3.20m (10'6") x 1.83m (6')
Bedroom 5	5.25m (17'3") x 3.67m (12')

First Floor

Bathroom	2.32m (7'7") x 1.90m (6'3")
Bedroom 1	4.83m (15'10") x 4.33m (14'2")
En-suite	2.32m (7'7") x 1.38m (4'6")
Bedroom 2	4.99m (16'4") x 4.83m (15'10")
Bedroom 3	4.99m (16'4") x 4.15m (13'7")
Bedroom 4	4.33m (14'2") x 4.15m (13'7")

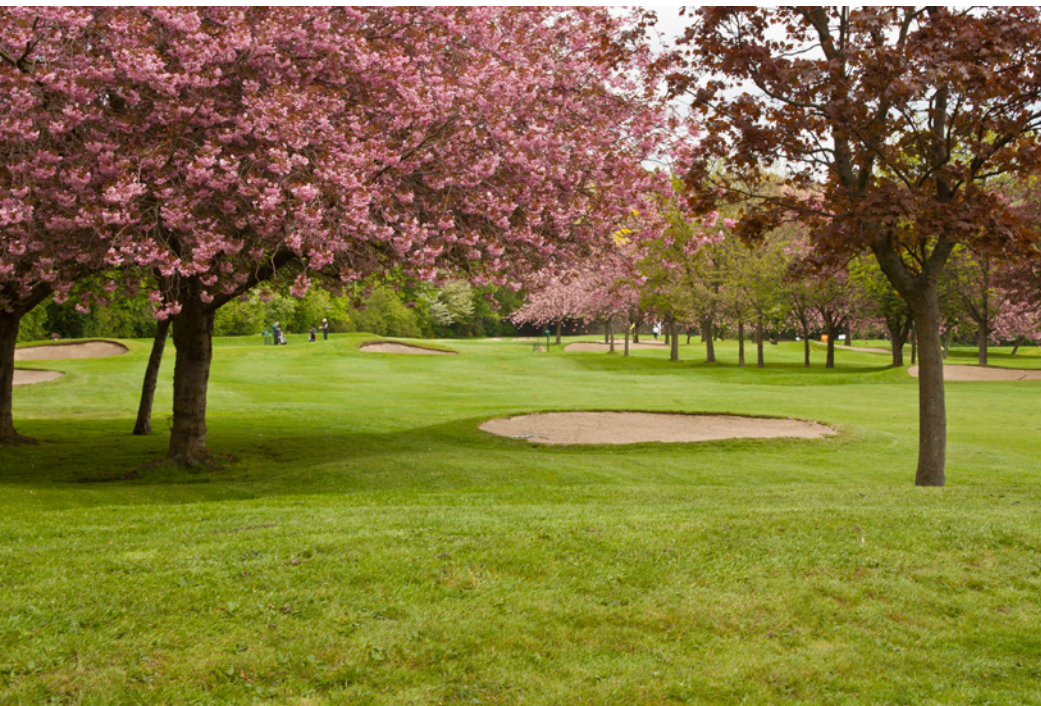
Gross internal floor area (m²): 250m²

EPC Rating: D



THE LOCATION

Kilmaurs Road is in a particularly sought-after pocket of Newington that is nestled on the southern edge of Holyrood Park.





An excellent area for families and young professionals, the area gives easy access to a range of amenities including the Royal Commonwealth Swimming Pool, Holyrood Park, Arthur's Seat, Holyrood Palace, the Scottish Parliament Building, Duddingston Loch, Prestonfield and Duddingston Golf Clubs and Priestfield Tennis Club. The area is also well situated for access to the Royal Infirmary of Edinburgh and the Edinburgh University campuses. On a more practical level, the property is within easy reach of Cameron Toll Shopping Centre. There are excellent bus services that provide routes across the city and, for drivers, one can connect easily with the City Bypass and the motorway network. The area has good state schooling at both primary and secondary levels and there is ready access to a full range of independent schools.



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