

11/1 Gordon Terrace

NEWINGTON, EDINBURGH, EH16 5QW



*MAGNIFICENT TWO-BEDROOM
GROUND-FLOOR GARDEN FLAT*



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McEwan Fraser is delighted to present this magnificent two-bedroom ground-floor garden flat that forms part of a stunning detached Edwardian mansion on the southern edge of Newington. The property is set in secure gated grounds, offers over 110m² of living space, and retains a wealth of original period features. Further benefits include a private garage and gas central heating.



Accessed via a secure communal entrance, the property opens into a welcoming hallway, showcasing striking period architecture and ample storage. The elegant living and dining room is a stand-out feature, boasting traditional details including an ornate tiled fireplace, intricate cornicing, original panelling, and a grand bay window that floods the space with natural light.







Off the living area, the modern kitchen is fitted with sleek white cabinetry, integrated appliances, and a convenient breakfast bar. It also offers direct access to the private rear garden, perfect for entertaining or enjoying quiet outdoor moments.





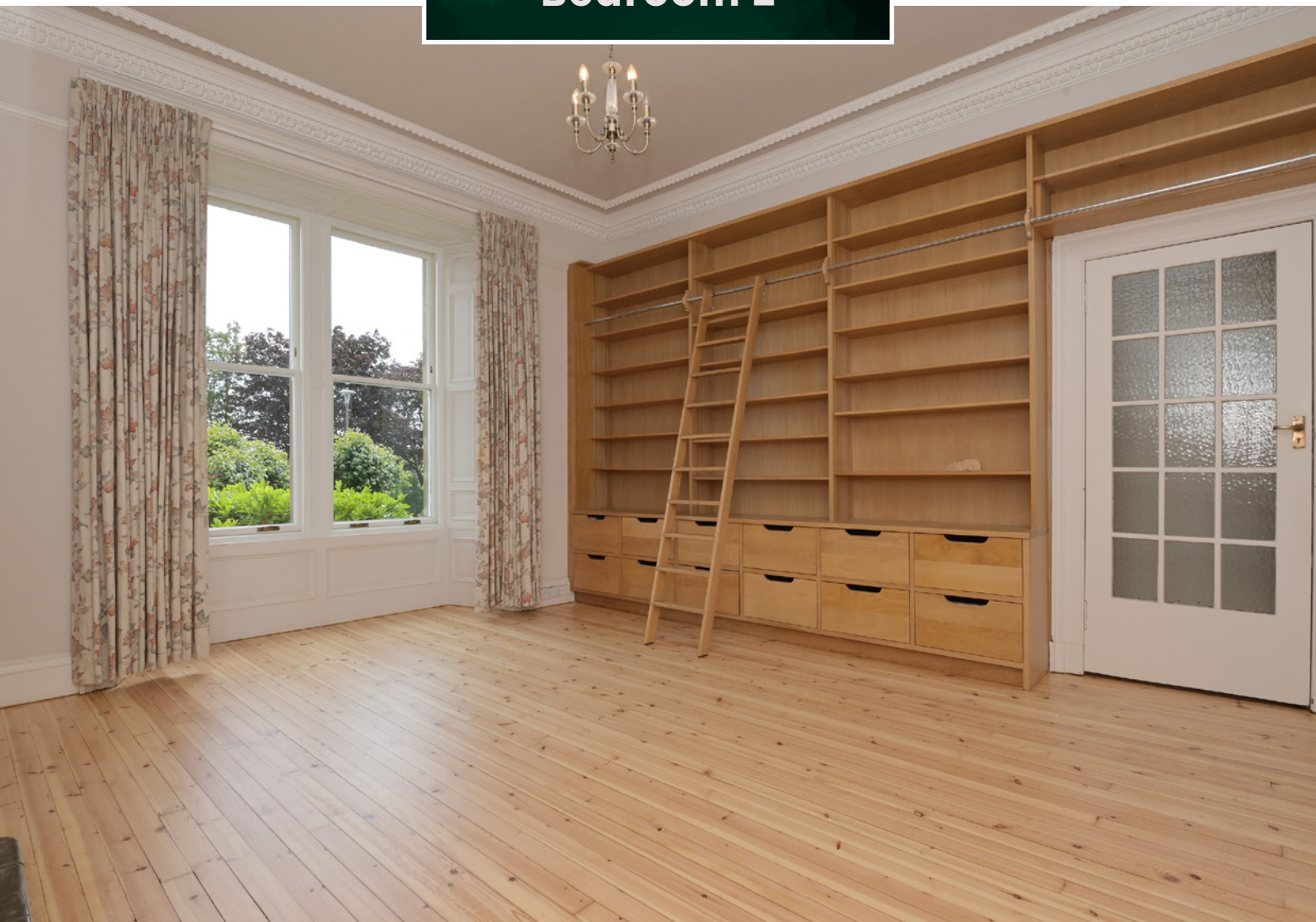


Both bedrooms are generously sized, with the principal bedroom benefiting from French doors that lead directly to the garden, adding a touch of luxury. The second bedroom has stunning built-in bookcases which means this room could double as a magnificent study.





Bedroom 2





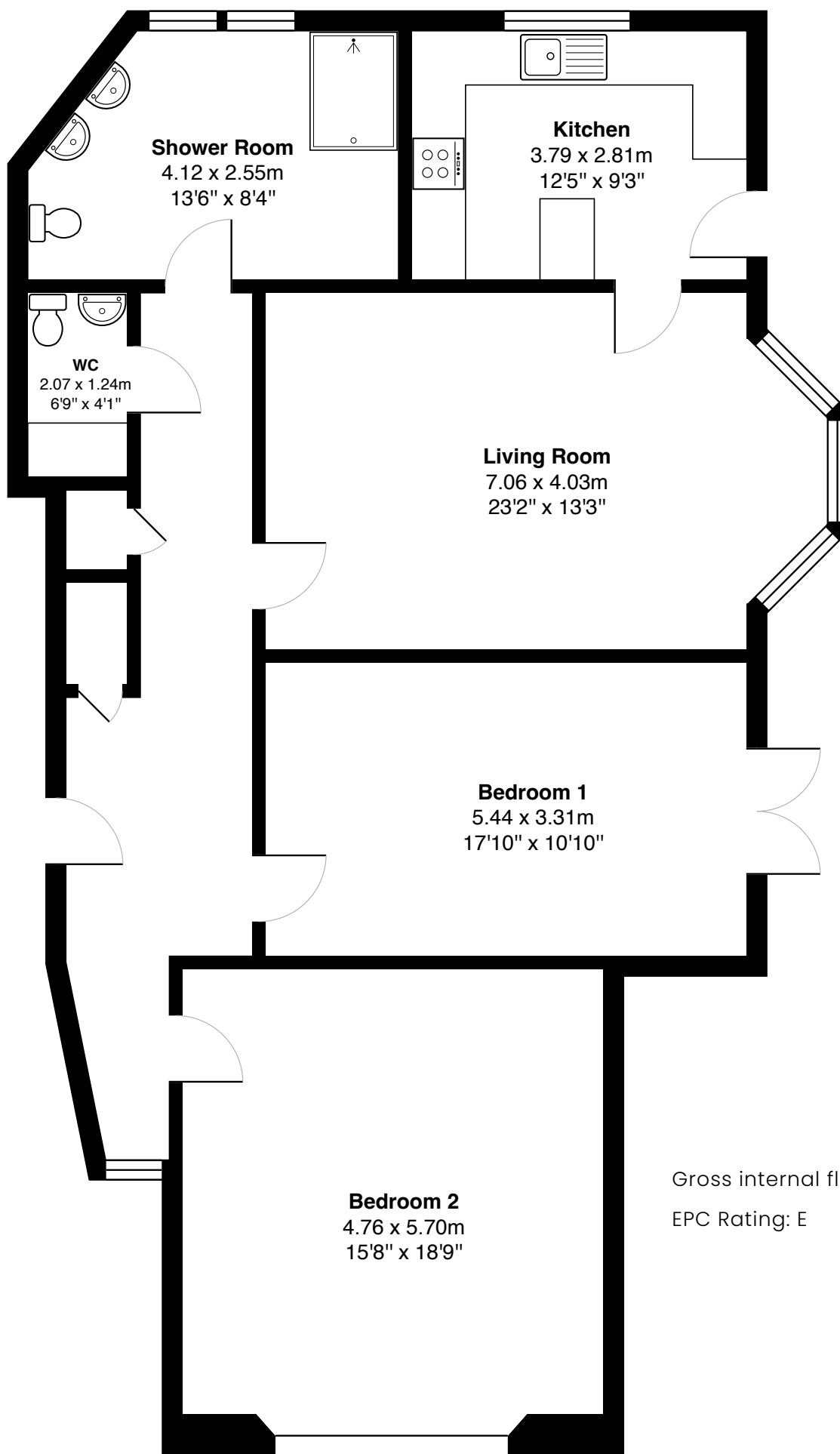


The stylish four-piece bathroom features high-end finishes, including a Japanese bidet-toilet, dual basins, a walk-in shower, under-unit LED lighting, stained glass accents, and full tiling throughout. A separate WC/utility room adds extra practicality, equipped with a washing machine and tumble dryer.









Externally, the property sits well back from Gordon Terrace with a sweeping driveway leading to the building. The property sits in mature grounds and benefits from a substantial and established private garden that is a perfect summer sun trap. To one side, there is a communal drying green and a detached garage block, with this property owning a single garage.

Internal viewing is essential to fully appreciate this stunning home.

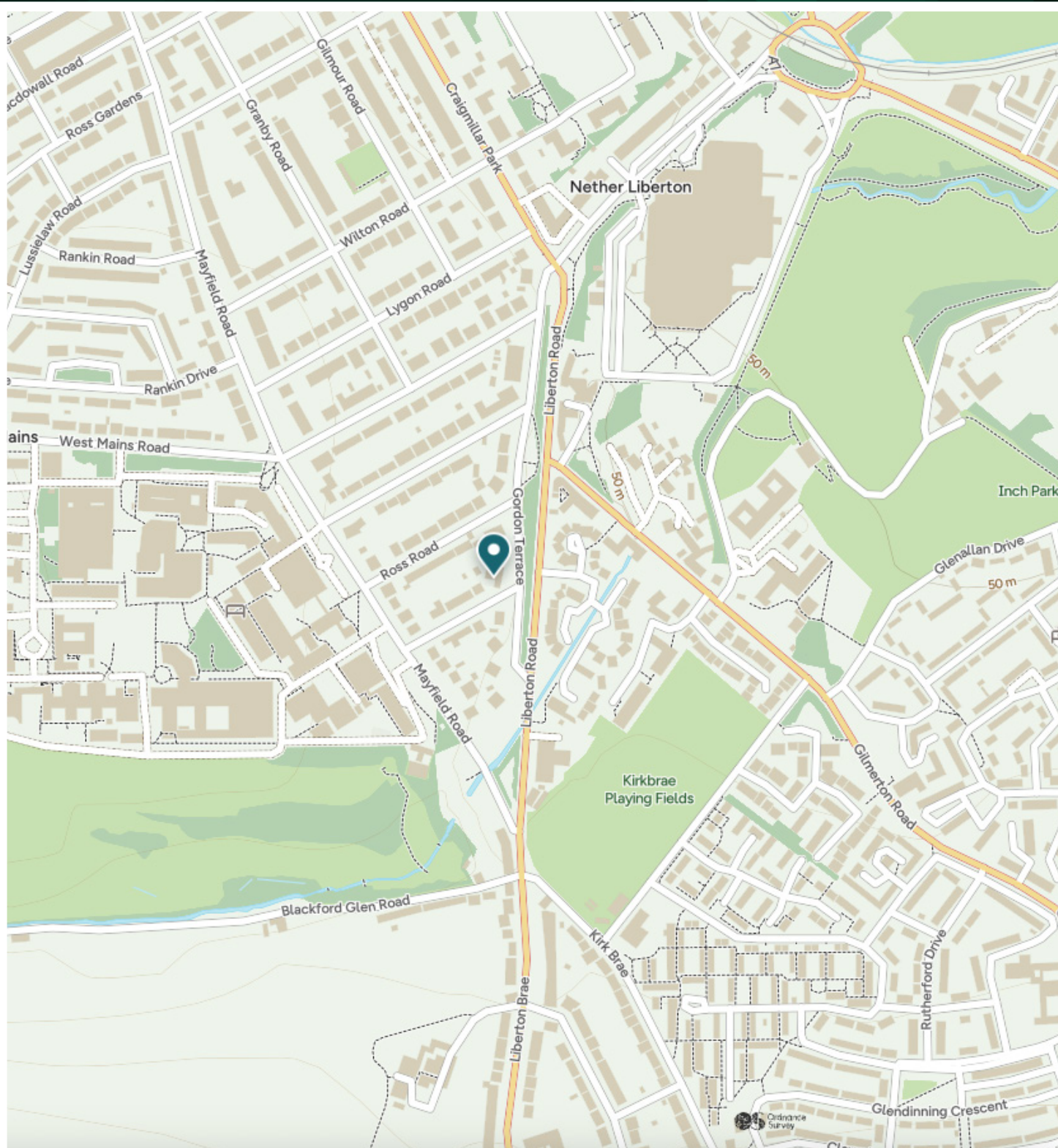




Newington is a highly sought-after residential neighbourhood just south of Edinburgh's city centre, renowned for its vibrant mix of local amenities. Residents enjoy a wide variety of everyday and specialist shops, independent cafes, bars, and restaurants, creating a lively yet relaxed atmosphere.

Cameron Toll Shopping Centre is a five minute walk away, passing through Gordon Terrace Gardens. Straiton and Fort Kinnaird Retail Parks are a twenty minute drive away. The area offers excellent leisure and green spaces, including Blackford Hill, Hermitage of Braid, Arthur's Seat, Holyrood Park, and several golf courses such as Prestonfield and Craigmillar. The Royal Commonwealth Pool is also a popular local facility.

Newington benefits from efficient road access to the city bypass, connecting quickly to the A1, the Gyle Shopping Centre, Edinburgh Airport, and the wider motorway network. There are numerous bus services that link directly to the city centre. Families are well served by a choice of respected private and state schools.



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