





WELCOME HOME TO TIMELESS ELEGANCE, IN A TRANQUIL CAPITAL LOCATION

Standing proud in this leafy Edinburgh south side conservation area, our homes at Newington Residences offer the perfect city sanctuary.

Timeless charm blends with a peaceful treeline and contemporary design - creating a limited collection of contemporary refurbished 1, 2 & 3 bedroom apartments, alongside a selection of complementary 3, 4 & 5 bedroom sandstone finish townhouses.

So if you are in search of the perfect haven to set up home in the capital, then look no further than Newington Residences.

Enjoy Space, Style and Seclusion...

Space abounds in our homes here, all set within serene leafy green surroundings. Have that essential home office or hobby room, that longed for extra en-suite, a designer kitchen with state-of-the-art appliances or extra bedroom for family and friends, because the ideal home is waiting for you at Newington Residences.

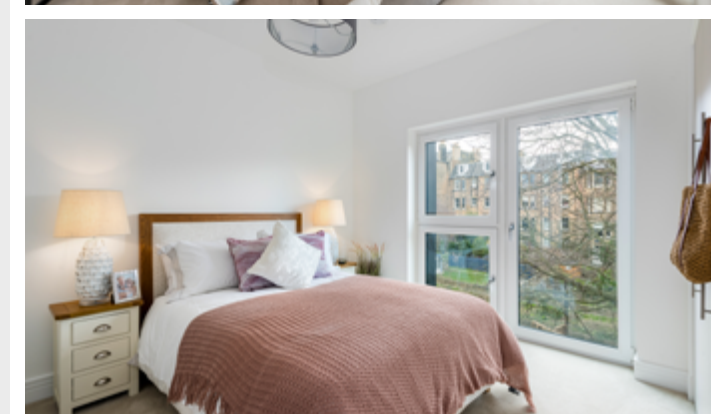
4 level living in the city...

This impressive 5 bedroom townhouse benefits from:

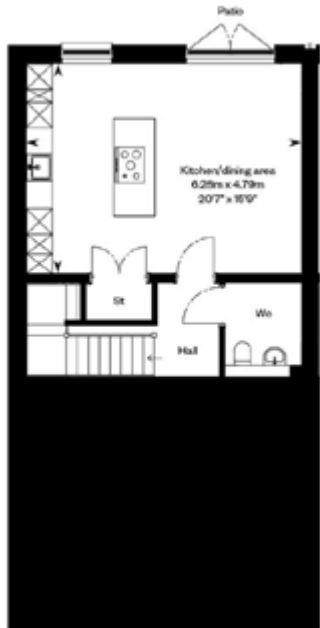
- Flexible living over 4 floors
- A high spec, studio designed open plan kitchen/dining area
- A kitchen island and integrated appliances
- A large light-filled lounge with a private balcony on the ground floor - perfect for dining alfresco
- A separate formal lounge on the first floor
- Generous bedrooms with wardrobe space to bedrooms 1, 2 & 4
- Excellent storage throughout plus a laundry room and integral garage
- A low maintenance city garden

[CLICK HERE for a Virtual Tour](#)

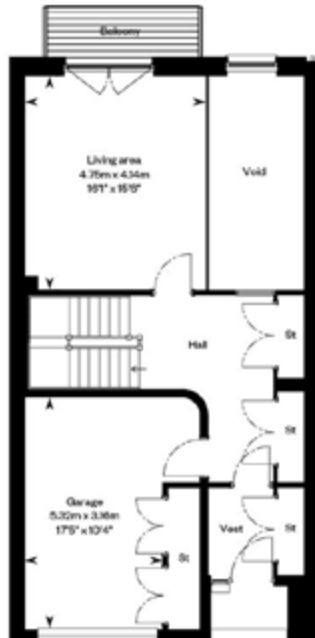
(note the images and tour are of a similar housestyle)



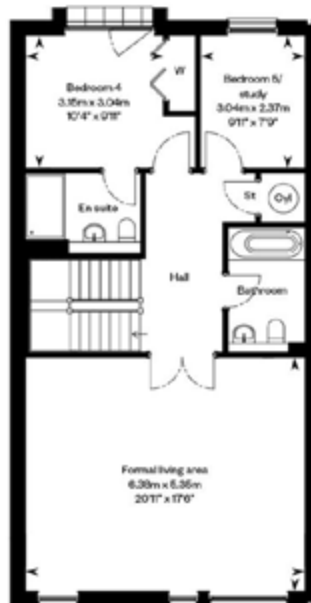
LOWER GROUND FLOOR



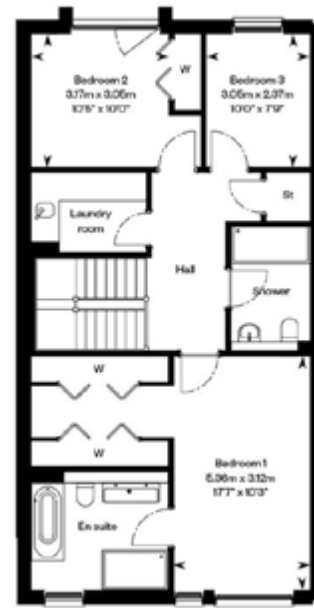
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

...

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

...

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

...

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

...

BORDERS

01890 880 008

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove  Zoopla.co.uk  OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.