

# 6/2 Lygon Road

NEWINGTON, EDINBURGH, EH16 5QE



*Bright and spacious double upper flat  
with a private front garden*



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McEwan Fraser is delighted to present the bright and spacious double upper flat with a private front garden. Comprising the upper portion of a traditional terraced house, the flat shares an entrance vestibule with the ground floor flat. Internally, the spacious accommodation is incredibly flexible with up to five bedrooms available. The property has been a treasured family home for a number of years, and this is a superb opportunity for a buyer who is keen to make their own mark on a property.

# THE LIVING ROOM



The accommodation includes a hallway with a staircase that leads to the first-floor landing which includes a WC. A large cupola on the top floor allows this area to be flooded with natural light. The entertaining space is focused on a spacious living room which is flooded with natural light from large sash and case windows. The living room has a wealth of period detailing including an ornate cornice, high skirting boards and beautiful parquet flooring.

# THE KITCHEN



The kitchen faces the rear of the building and includes a range of fitted units and a large storage cupboard. There are two bedrooms on this level.





Bedroom one is a spacious double that sits adjacent to the kitchen. Bedroom two is adjacent to the living room. Either of these bedrooms could be utilised as an additional dining room, family room or fantastic study.

# BEDROOM 1



# BEDROOM 2







A further staircase leads to the upper landing where there are three further bedrooms, a bathroom and a separate shower room.

## BEDROOM 3



# BEDROOM 4





# BEDROOM 5





# THE BATHROOM



# THE SHOWER ROOM & WC





Externally, the property boasts a private front garden which is enclosed by a mature privet hedge. The area also boasts ample parking for residents and visitors alike.

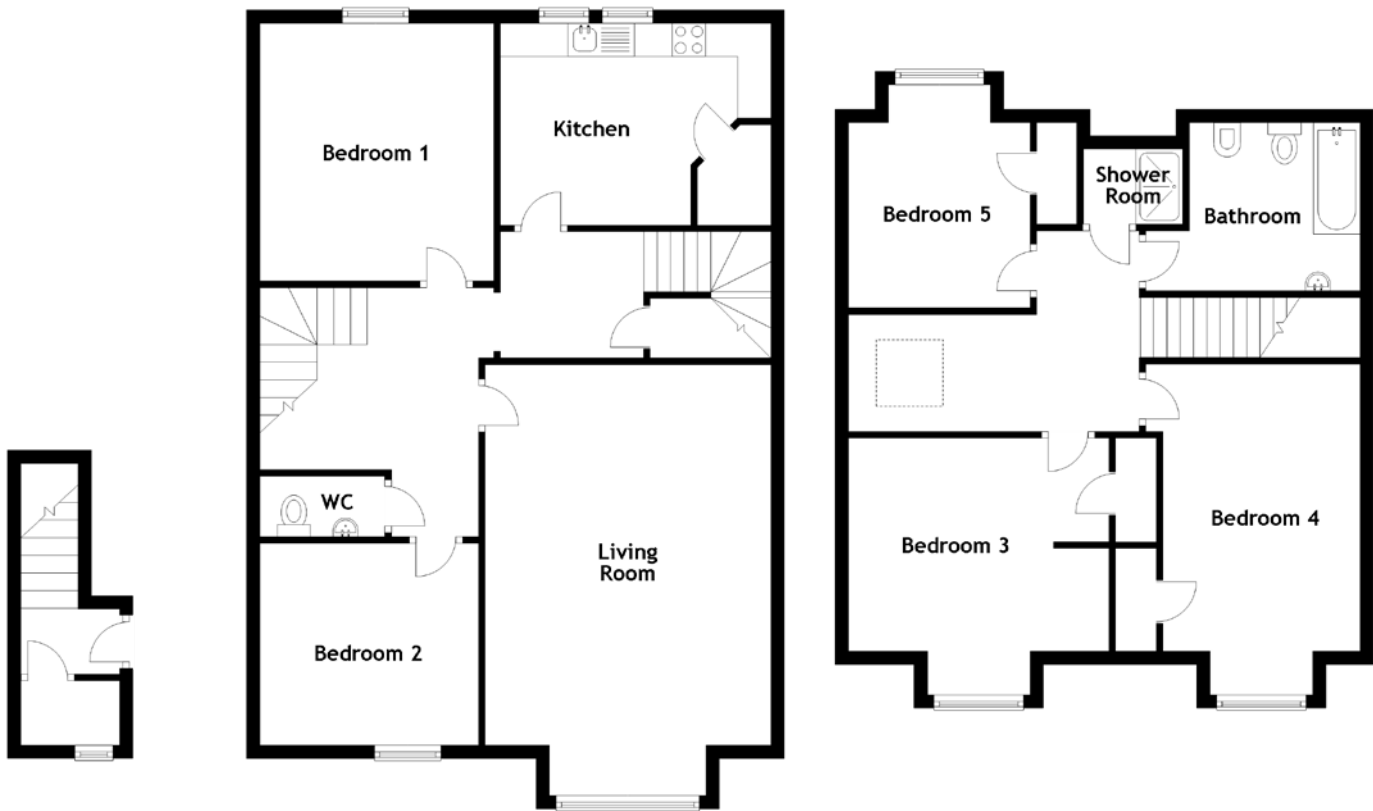
Internal viewing is essential to fully appreciate the bright and well-proportioned accommodation on offer.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

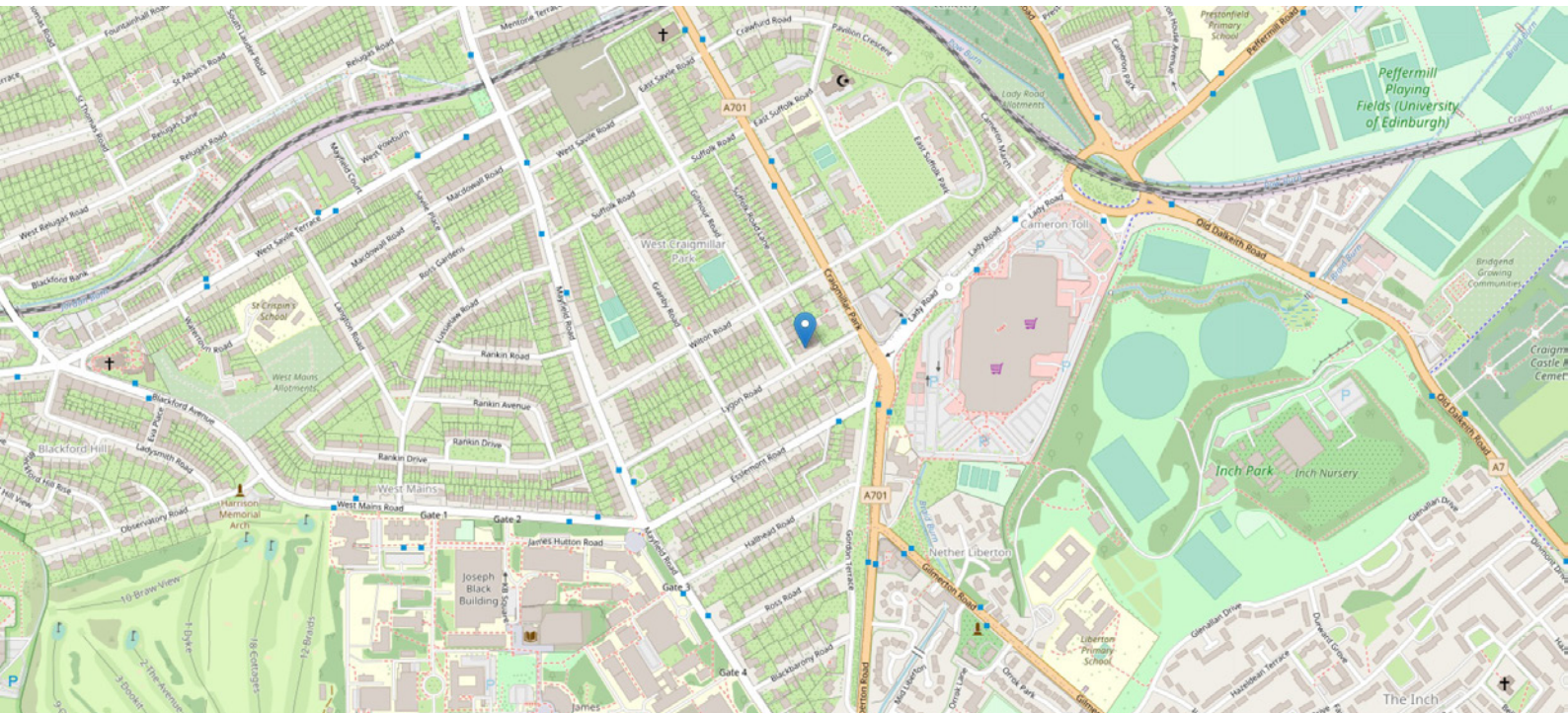


Approximate Dimensions (Taken from the widest point)

Living Room	6.49m (21'3") x 4.30m (14'1")
Kitchen	4.07m (13'4") x 3.04m (10')
WC	1.88m (6'2") x 0.91m (3')
Bedroom 1	3.88m (12'9") x 3.60m (11'10")
Bedroom 2	3.29m (10'10") x 3.04m (10')

Bedroom 3	3.92m (12'10") x 3.86m (12'8")
Bedroom 4	4.97m (16'4") x 2.96m (9'9")
Bedroom 5	3.36m (11') x 2.73m (8'11")
Bathroom	3.22m (10'7") x 2.53m (8'4")
Shower Room	1.49m (4'11") x 1.13m (3'9")

Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes.







More comprehensive shopping is within easy reach at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton Retail Park and Fort Kinnaird Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. The property is close to a range of sought after private and state schools with James Gillespie's High School of particular note.



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