



## **4/ 1 East Suffolk Park**

Edinburgh, EH16 5PL



**Offers Over £370,000**

A Tranquil Residential Enclave Moments From Vibrant Newington, Combining Convenience, Culture, & Green Surroundings.

### **Key Features**

- **Private Entrance**
- **Living Room**
- **Kitchen**
- **2 x Double Bedrooms**
- **Shower Room & WC**
- **Secondary WC**
- **Hallway & Integral Storage**
- **Gas Central Heating**
- **Period Features**
- **External Secure Storage**
- **Shared Landscaped Grounds**
- **Resident's Tennis Courts**



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**Location:** East Suffolk Park sits in a peaceful enclave on the edge of Edinburgh's vibrant Newington district, offering the perfect balance of tranquillity and city living. There are local shops, cafés, and eateries, while nearby Cameron Toll Shopping Centre provides comprehensive retail options, including a Sainsbury's superstore. All the specialist shopping, services, and leisure options of Newington are only minutes away.

There is excellent primary and secondary schooling, and the area's close proximity to the University of Edinburgh's campuses make it highly sought after by academics and professionals alike. Leisure opportunities abound with, for example, the Royal Commonwealth Pool, the Festival Theatre, and the expansive greenery of Holyrood Park all close at hand.

Regular bus services provide swift access to the city centre. The Royal Infirmary and the Scottish Parliament also easily accessible.

Set within the leafy grounds of East Suffolk Park, 4/1 Carlyle House offers a unique living experience amidst Edinburgh's architectural heritage. Originally built in the early 1900s for female students of the University of Edinburgh, these Grade B listed buildings now sit within a conservation zone, preserving their character while offering modern standards throughout. The expanse of former hockey pitches has been transformed into a picturesque "village green", with lush lawns, mature trees, and landscaped gardens providing a tranquil, semi-rural atmosphere. All just minutes from vibrant Newington and the heart of the city. Residents also enjoy exclusive access to two enclosed tennis courts, adding to the recreational appeal of this distinctive community.

Within your own main door flat there is well proportioned accommodation that combines charm and modern practicality. The original sash & case multi-pane windows, wood panel doors, picture rails and period style radiators evoke timeless elegance, thoughtfully complemented by the convenience of a modern combi-boiler (3 years old), fresh carpets, and a recently repainted interior.

The kitchen features integrated Bosch appliances in the light, neutral-toned fitted units with granite worktops. With a tall fridge-freezer, double oven, gas hob, dishwasher, and microwave, everything you need is in place for preparing family meals and entertaining guests. The shower room combines practicality and relaxation, boasting stone-tiled walls, a rainfall shower drawing from the boiler, abundant storage and a secondary WC and wash basin for busy family mornings. Spacious and bright, the living room can accommodate both seating and dining areas. Each double bedroom enjoys generous natural light from dual-aspect windows, enhancing their calm and welcoming atmosphere.

Accessibility is enhanced by a private entry from the rear and another from the communal hall. Residents enjoy well-maintained gardens and immediate private parking at the side of Carlyle House. The building management by Ross & Liddell, at approximately £150 monthly (including buildings insurance), provides a steady upkeep of communal areas. Substantial separate basement storage is available a short stroll away, and the friendly Resident's Committee fosters a genuine sense of community.





4 East Suffolk Park



Floor plan for identification purposes only.  
Sizes are approximate and typically taken at widest point.  
Not to scale.

**Floor Plans**

**“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”**

(Patrick Lowe, Abbeyhill)

## Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

**HOME REPORT OR VIEWING FIRST?:** It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

**ARRANGING A VIEWING:** There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

**BE COURTEOUS WITH COMMUNICATION:** If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

**DURING THE VISIT:** You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

**AFTER YOUR VIEWING:** Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

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