



**38 MCLAREN ROAD
NEWINGTON
EDINBURGH
EH9 2BN**

**OFFERS OVER
£725,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**ELEGANT
AND SPACIOUS
END TERRACED VILLA
WITH LOVELY PRIVATE
GARDENS SET IN A
DESIRABLE AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

38 McLaren Road is an exceptionally impressive 5 bedroom end-terraced house situated in a quiet residential street in the highly desirable area of Newington. The house lies within the Waverley Park Conservation Area which includes two private communal parks; Waverley Park and Ventnor Park.

The property has an open aspect to Ventnor Park at the front and the rear garden backs on to the north end of Newington Cemetery which has been identified as an important wildlife habitat within the City and is therefore a protected woodland area.

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 extensive shopping facilities are found at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as a number of other retail shops. Straiton Retail Park and Fort Kinnaird Retail Park are both just a short drive away.

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, the Hermitage of Braid and Blackford Hills all located nearby.

The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. 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.

Excellent schools in both the state and private sectors are easily accessible. The property is within the catchment for Preston Street Primary School and James Gillespie's High School. George Heriot's and George Watson's are also easily accessible.



PROPERTY DETAILS

- * Entrance Vestibule with mosaic tiled floor. Picture rail.
- * Welcoming entrance Hall with staircase to upper floor. Built in cupboard. Additional under stair cupboard. Cornice.
- * Small Study with window to side.
- * Large Lounge with bay window to front. Feature fireplace with wooden mantel and copper insert. Shelved Edinburgh wall press. Cornice.
- * Fully fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. The dishwasher is included in the sale. Ample work surfaces. Window to rear overlooking garden. Door to utility room.
- * Large Utility Room with fitted wall and base units. Ample work surfaces with stainless steel sink with drainer. Clothes pulley. Door to garden.
- * Dining Room / Bedroom 5 with window to rear overlooking garden. Built in cupboard. Serving hatch to kitchen. Cornice. Picture rail.
- * WC located off the hall with white two piece suite comprising wash hand basin and WC.

UPPER FLOOR

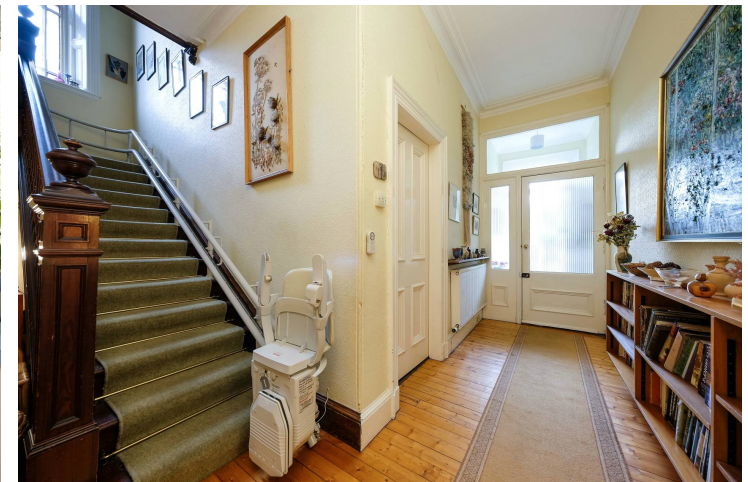
- * Landing with window to side. Attic access hatch.
- * Master Bedroom with bay window to front with open outlook towards Ventnor Park. Decorative cornice. Picture rail.
- * Large Double Bedroom with window to rear. Cornice and picture rail. En Suite Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirror. Extractor.
- * Sitting Room / Study / Nursery located off Bedroom 2. Window to side.
- * Double Bedroom with window to rear overlooking garden. Wash hand basin. Cornice. Picture rail.
- * Fourth Double Bedroom with window to front. Edinburgh wall press. Cornice. Picture rail.
- * Family Bathroom with three-piece suite comprising bath with tap mixer shower, wash hand basin and WC. Wood panelling. Skylight. Extractor.



EXTERNAL

Attractive gardens to front and rear. The front garden features a lawn bordered with established plants, shrubs and trees and has a large hedge providing privacy. The rear garden is fully enclosed and features a large patio with space for garden furniture. There is a good-sized lawn bordered with established plants and shrubs. The garden shed is included in the sale.

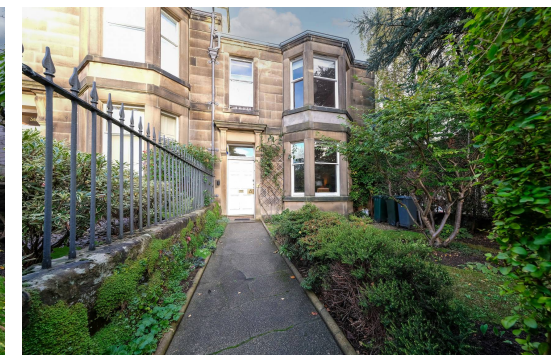
Energy Efficiency Rating: E





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floor plan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.