

**Carlyle House**  
**6/8 East Suffolk Park**  
**Edinburgh EH16 5PL**

**Fixed Price - £485,000**

- Large living room featuring gas fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms with master featuring en-suite
- Dining room/fourth bedroom
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and some secondary glazing
- Beautifully kept communal gardens
- Residents parking
- Tennis court

**Council Tax Band: G**

**Tenure: Freehold**

**Annual Service Charge: £1100**

**Shared Ownership: N**



## Flat

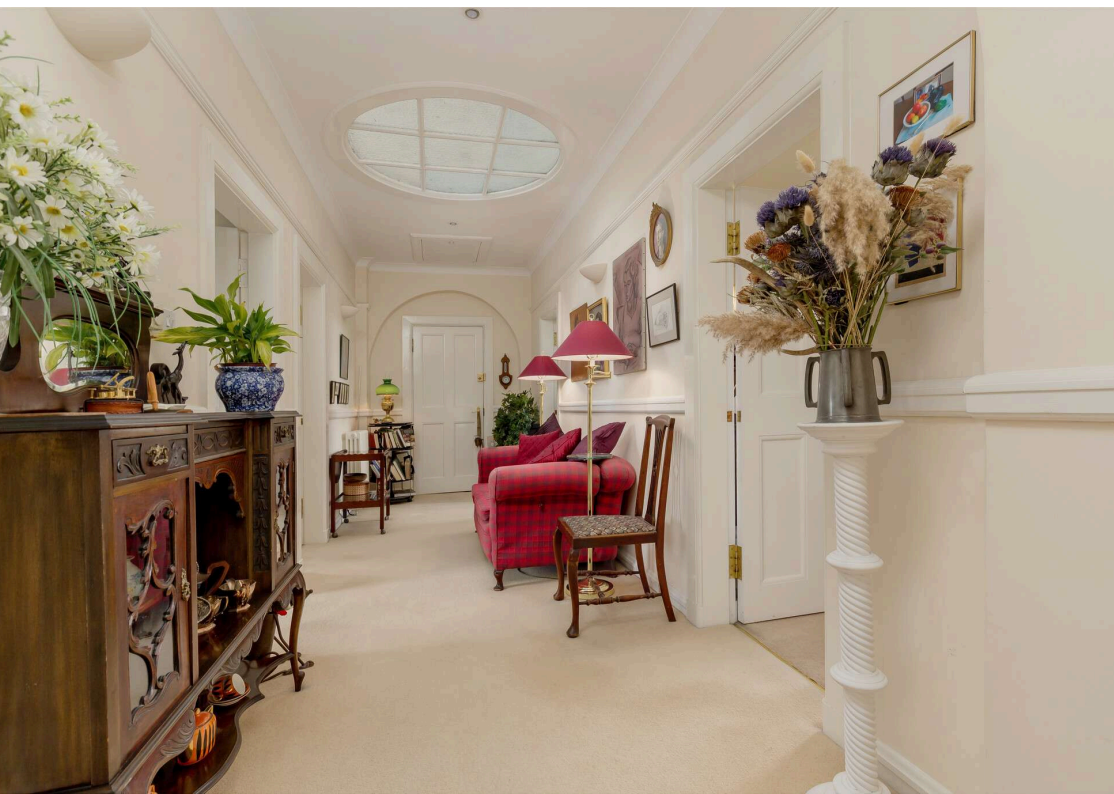
Blair Cadell is thrilled to present this stunning penthouse flat in the highly sought-after Carlyle House. Featuring three double bedrooms, a spacious living area, dining room/ fourth bedroom and breathtaking open views, this property is a must-see to be fully appreciated.

The accommodation includes a large living room with a gas fireplace, creating the perfect space for relaxing with friends and family. The sleek galley kitchen is equipped with a range of floor and wall-mounted units, a gas hob, an electric oven, and integrated appliances included in the sale. The master bedroom includes fitted wardrobes and an en-suite bathroom, while two additional double bedrooms provide ample space. There is also a fourth double bedroom that can serve as a study ideal for those with home working requirements. A family bathroom features a three-piece suite and a mains shower over the bath. The property benefits from gas central heating and some secondary glazing. Beautifully maintained communal gardens, green spaces, and a residents' tennis court enhance the property's appeal. Ample residents' parking is also available. The development is factored by Ross and Liddell with an approximate monthly payment of £92 which covers ground and building maintenance and buildings insurance.

Newington is a highly desirable residential neighborhood south of the city, offering excellent local amenities, including a variety of shops, bars, restaurants, and cafes. Comprehensive shopping options are available 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 abundant, with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, and the Prestonfield and Craigmillar golf courses nearby. The area provides good road access to the city bypass, just 10 minutes away with excellent connections to the motorway network, including the A1 to the east and routes to the west such as the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport, and the central motorway network. Regular bus services run to and from the city center. Excellent schools in both the state and private sectors are easily accessible.

**Viewing by appointment on 0131 337 1800**

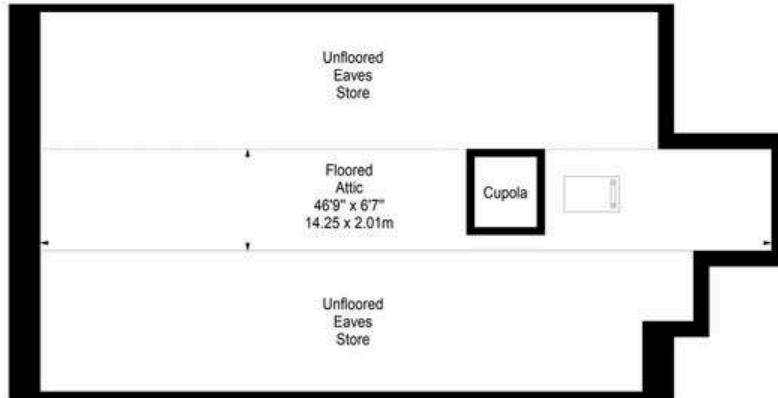




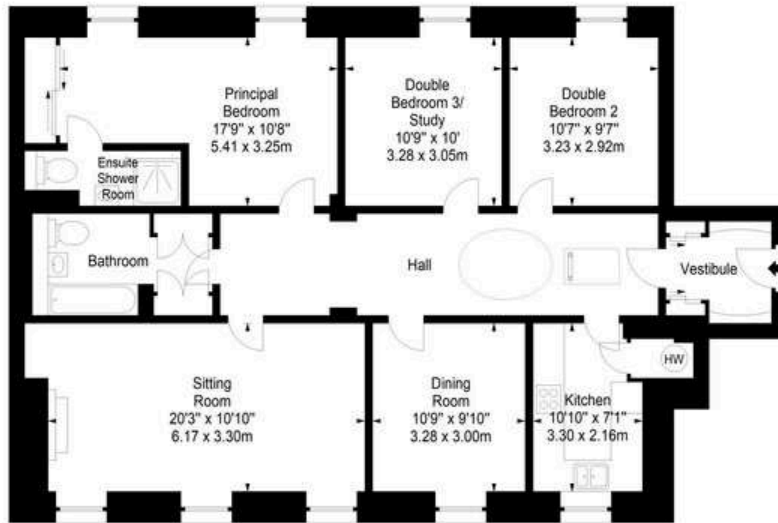
East Suffolk Park,  
Edinburgh, EH16 5PL



Approx. Gross Internal Area  
1223 Sq Ft - 113.62 Sq M  
Attic  
Approx. Gross Internal Area  
983 Sq Ft - 91.32 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Attic



Second Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

