

Move to Morningside for Movie Night

LEADING property experts Gilson Gray are offering buyers a unique opportunity to purchase an architectural gem in one of Edinburgh's most envied locations – complete with a free pass to the nearby cinema.

4/4 Newbattle Terrace is a stylish sandstone apartment finished to a flawless specification, set in the exclusive Morningside area of the capital.

On the market with Gilson Gray for offers over £490,000, not only will the new buyers purchase a contemporary apartment, they'll also receive a year's pass to the Dominion Cinema next door.

The cinema is famous among locals for providing a luxurious trip to the movies with its comfortable leather seats and premium surroundings.



The stylish kitchen is at the heart of the property

Rob McGregor, Associate Director of Property Sales at Gilson Gray, said: "It's not every day that such a stunning apartment in Edinburgh comes on the market and it's even rarer when it happens to be next to the city's most famous cinema.

"Therefore it made perfect sense to incorporate the Dominion pass so that the buyers have the chance to enjoy movie nights with a difference.

"Most people like settling down of an evening to enjoy a film in front of the TV but the lucky new owners of 4/4 Newbattle Terrace will be able to nip across from their home to watch one on the big screen."

Formerly a telephone exchange, the exclusive three-bedroom residential conversion boasts the added benefit of underground parking to save new owners searching for on-street spaces.



The property has underground car parking

The period building immediately demands attention thanks to an impressive stone façade and traditional sash-and-case windows with lit, tiled steps leading to the entrance.

Inside, a tastefully designed stairwell is flooded with natural light while the hallway features LED wall lighting coupled with designer wallpaper.

The living room attracts southerly sunshine while a balcony overlooking the gardens below provides the perfect space to unwind at night.

The oak floored kitchen and dining area is designed with family living in mind, with an elegant glass-effect worktop and an array of top-of-the-range appliances.

A spacious dining room is perfect for entertaining friends but is equally suited for the hustle and bustle of modern life.

Three large double bedrooms echo the stylish décor that flows throughout the rest of the apartment – the pick of the rooms being the master suite, which benefits from double-fitted wardrobes and an en-suite with underfloor heating.

Similarly, the four-piece bathroom also has underfloor heating and is fitted to luxury specifications with a rainforest shower head.

Rob added: “The grand architecture of 4/4 Newbattle Terrace is matched by the exquisite elegance of the design and style inside.

“Morningside is a fantastic place to live, close to a range of local amenities and within walking distance of the city centre.

“It’s a perfect property for those looking to enjoy the buzz of city life from the peace and quiet of a secluded residential development.”

Gilson Gray picked up two awards at the 2017 Law Awards of Scotland adding to a host of other accolades, including six awards at the ACQ5 legal awards – the third year in a row that Gilson Gray has seen success – including Law Firm of the Year, Managing Partner of the Year and Insolvency Lawyer of the Year, all for the second time in three years.

The Firm also won Corporate Firm of the year 2018, following previous recognition as Litigation Firm of the Year.

For more information, please visit: <http://gilsongrayproperty.co.uk/properties/4-4-newbattle-terrace/>



Southern elevation with balcony



Bathroom with underfloor heating



Building with lots of character



Dining kitchen



Light pours into the southern facing living room



Master Bedroom has an ensuite