

# Newington House

**Region:** Edinburgh **Sleeps:** 12

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## Overview

The delightful Newington House is one of Edinburgh's most charming and elegant homes. Situated in the tranquil Newington area, just south of the city centre, this magnificent detached Victorian house offers free parking and easy access to the city's attractions and restaurants.

Originally built on the Prestonfield estate in 1876, Newington House has been lovingly restored and retains many of its original features, including high ceilings, ornate cornicing, stained glass windows, and Victorian geometric floor tiles filling each room with a sense of charm and romance.

Each of the six guest rooms has been individually decorated, with private shower rooms, offering a comfortable and homely stay. You'll find everything you need for a relaxing visit, from free Wi-Fi and a flat-screen TV to tea and coffee-making facilities.

The elegant, recently refurbished lounge offers all guests a communal and comfortable space. Whether you want to chat with other guests, curl up with a book by the log burner, play board games, or browse the internet, you'll find a peaceful retreat in this charming room.

Newington House is perfectly located for exploring all that Edinburgh has to offer. Edinburgh is a historic and cosmopolitan city known for its stunning architecture, including Edinburgh Castle and the Royal Mile, as well as its lively cultural scene, with festivals such as the Edinburgh Fringe drawing visitors from all over the world. The city is also renowned for its excellent food and drink scene, with a wide range of restaurants, bars, and cafes serving everything from traditional Scottish fare to international cuisine.



Surrounded by beautiful natural landscapes, Edinburgh offers a unique blend of history, culture, and natural beauty that is sure to enchant visitors of all ages. When you're ready to relax and unwind, our peaceful location offers a retreat from the hustle and bustle of the city centre.

## Facilities

City Homes & Apartments • Wi-Fi/Internet • Stag/Hen Allowed • Coffee Machine • Hairdryer • TV • Historical Sites • Ideal for Parties • Walking/Hiking Paths • Romantic • Maid Service Available • Walk to Village • Kid-friendly museum • Kid-friendly excursions • No car required • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Smart TV • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Apartment

Beautifully renovated, Victorian Guest House located near top attractions and restaurants in the peaceful Newington area of Edinburgh.

### *Interior*

#### *Ground Floor*

- Guest Lounge
- Bedroom 1: Double bed, en-suite bathroom
- Bedroom 2: Double bed, en-suite bathroom
- Bedroom 3: Double bed, en-suite bathroom

#### *First Floor*

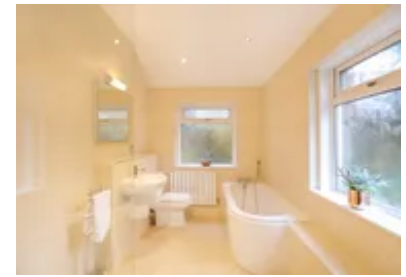
- Bedroom 4: Double bed, en-suite bathroom
- Bedroom 5: Double bed, en-suite bathroom
- Bedroom 6: Double bed, en-suite bathroom

### *Exterior*

- Private parking

### **Additional Facilities**

- Wi-Fi
- Smart TV with 60 channels
- Tea and coffee making facilities.
- Iron and ironing board
- Hair dryer
- Soaps and toiletries



## Location & Local Information

Newington House is located in Edinburgh's tranquil and leafy Newington area, just south of the city centre. The area is well-known for its stunning Victorian and Georgian architecture, as well as its vibrant cultural scene and excellent selection of restaurants, cafes, and bars.

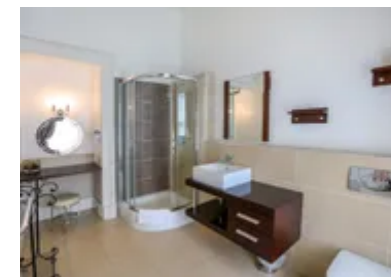
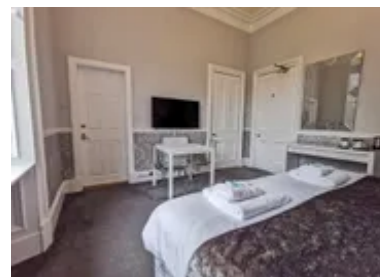
The guest house is within walking distance of many of Edinburgh's top attractions, including Holyrood Park, the Royal Mile, and Edinburgh Castle. Holyrood Park is a stunning natural oasis in the city's heart, with walking trails, panoramic views, and the historic ruins of Holyrood Abbey. The Royal Mile is a historic thoroughfare that stretches from Edinburgh Castle to Holyrood Palace and is lined with historic buildings, shops, and restaurants. Edinburgh Castle is an iconic landmark that dominates the city skyline and offers stunning views over the city.

The Newington area is also home to several cultural institutions, including the Royal Commonwealth Pool, which hosts swimming events and a range of fitness classes, and the Queen's Hall. This renowned music venue hosts performances by world-class musicians.

For those who enjoy the outdoors, Newington House is ideally situated for exploring some of Edinburgh's stunning natural landscapes. The nearby Pentland Hills provide excellent hiking and mountain biking opportunities, while the coast is just a short drive away and offers beautiful beaches and coastal walks.

Newington House is easily accessible by public transport, with excellent bus links to the city centre and beyond. There are also several bike rental schemes in the area, making exploring the city on two wheels easy.

The House is located in one of Edinburgh's most desirable and vibrant areas, offering easy access to the city's top attractions and a range of cultural and outdoor activities. Whether you're interested in history, culture, food, or nature, you will surely find plenty to enjoy in this wonderful part of the city.



## Local Amenities

Nearest Airport	Edinburgh Airport (20 km)
Nearest Train Station	Edinburgh Waverly Train Station (3 km)
Nearest Supermarket	Tesco Express (1 km)

## What we love

- Overflowing with original features and charm, this Victorian villa dates back to 1876!
- Newington House is a family-run guest house that prides itself on providing warm and welcoming Scottish hospitality
- Guests can explore Edinburgh's top attractions and restaurants on foot, while also enjoying the peace and quiet of a residential neighbourhood

## What you should know...

- There are excellent breakfast choices, catering for special dietary requirements
- There is a nearby bus stop, with easy connections to the city centre
- The house has a free car park, as well as some free on street parking spaces

# Terms & Conditions

- **Security deposit:** £750 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 4 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Stag & Hen Do Allowed? :** Yes. Please enquire during the booking process.