



NEWINGTON COTTAGE

15 BLACKET PLACE

15 Blacket Place, Edinburgh, EH9 1RJ

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6 BEDROOMS



4 LIVING SPACES



6 BATHROOMS

An exceptional and historically significant detached house in the heart of South Edinburgh's Blacket Conservation Area, set within one of the city's most admired residential enclaves.

Newington Cottage is a distinguished Regency-style residence, designed by the renowned Scottish architect Thomas Hamilton and constructed around 1836. Hamilton's architectural legacy includes notable Edinburgh landmarks such as the Royal High School on Calton Hill. The cottage showcases hallmark features of the Regency period, including an ashlar sandstone façade, symmetrical proportions, and a pitched roof, all contributing to its refined aesthetic.

The property is recognised as a Category B listed building by Historic Environment Scotland, underscoring its regional importance and architectural merit.



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KEY FEATURES

- Six Bedrooms | Four Reception Rooms | Six Bathrooms
- Approx. 4,747 sq ft of Accommodation
- Exceptional Private Garden | Off-Street Parking for 2–3 Cars
- Rich in Period Detail | Built Circa 1836
- Located within Blasket Conservation Area
- Easy Access to Central Edinburgh & Excellent Schooling



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DESCRIPTION

Newington Cottage is a truly outstanding detached family home of significant historical importance, dating back to circa 1832 and quietly positioned within the prestigious Blacket Conservation Area. Retaining a wealth of period features throughout, including intricate cornicing, sash and case windows, working shutters, and original fireplaces, the house combines timeless Georgian character with the proportions and flow required for modern family life.

With over 4,700 square feet of beautifully presented accommodation, this remarkable home comprises six generous double bedrooms, four elegant reception rooms, and six bathrooms, making it ideal for both family living and entertaining on a grand scale.



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A particular highlight is the magnificent private rear garden - almost entirely screened from neighbouring properties and bathed in sunlight throughout the day. Landscaped with mature planting and shaped lawns, it offers an oasis of calm and rare privacy in this sought-after part of Edinburgh.

The property also benefits from off-street parking for two to three cars - a genuine luxury in such a central location.



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FLOOR PLANS

APPROX GROSS INTERNAL AREA

4742 ft² | 440.53 m²

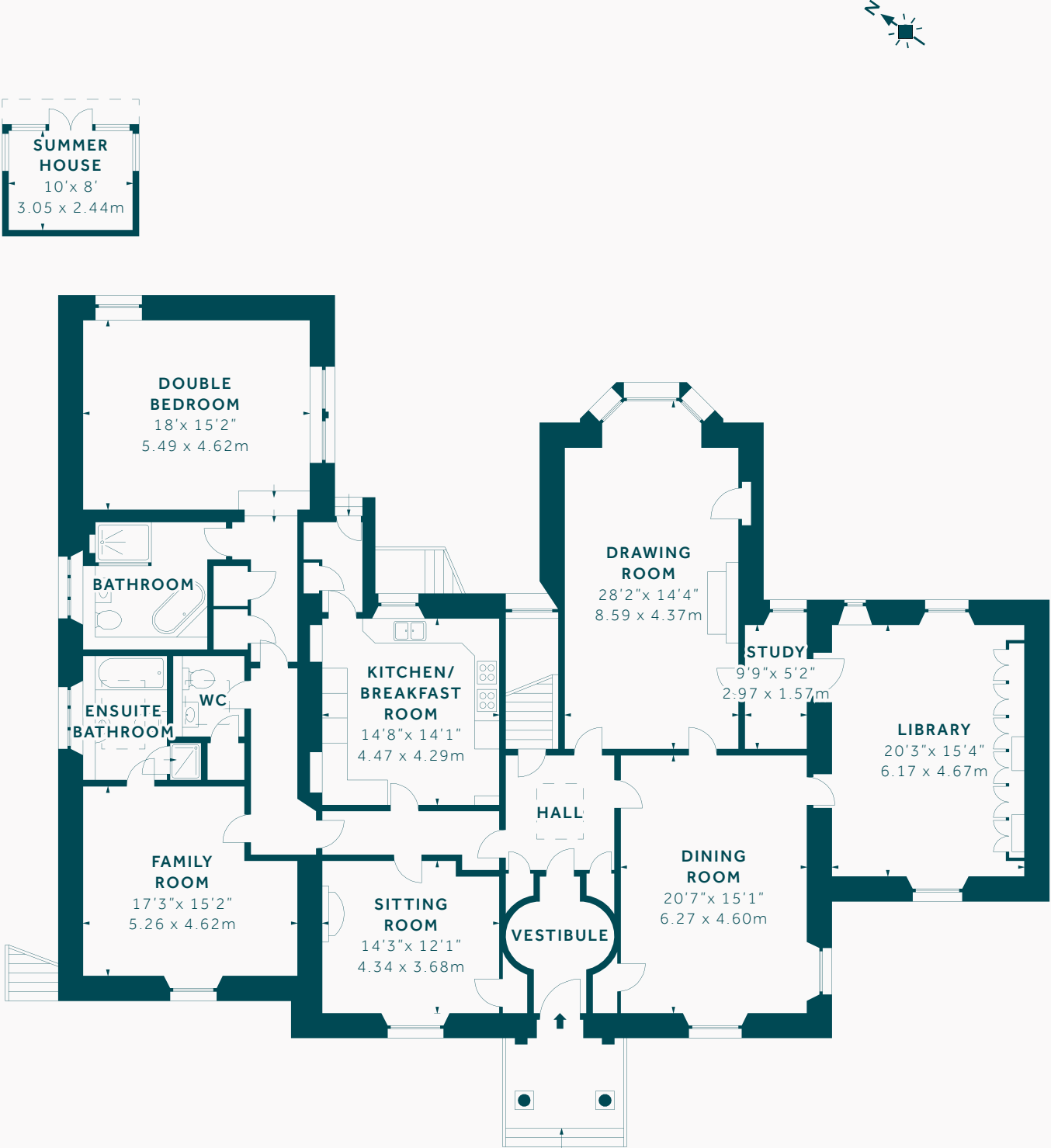
OUT BUILDINGS

291 ft² | 27.03 m²

For illustrative purposes only, Not to scale.



LOWER GROUND FLOOR



GROUND FLOOR



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SETTING & CONSERVATION AREA

Situated within the Blacket Conservation Area, Newington Cottage benefits from a locale celebrated for its cohesive architectural character and verdant surroundings. The conservation area is characterized by substantial villas and terraces, unified architectural forms, and generously proportioned gardens adorned with mature trees.

The Blacket area was developed in the 19th century to provide spacious and elegant residences away from the crowded Old Town, reflecting the city's expansion during that period.

LOCATION & AMENITIES

Newington Cottage is ideally located within easy reach of Edinburgh's city centre, offering convenient access to a selection of esteemed public and private schools. The area boasts excellent local amenities, including shops, cafes, and recreational facilities, making it a highly desirable location for families and professionals alike.





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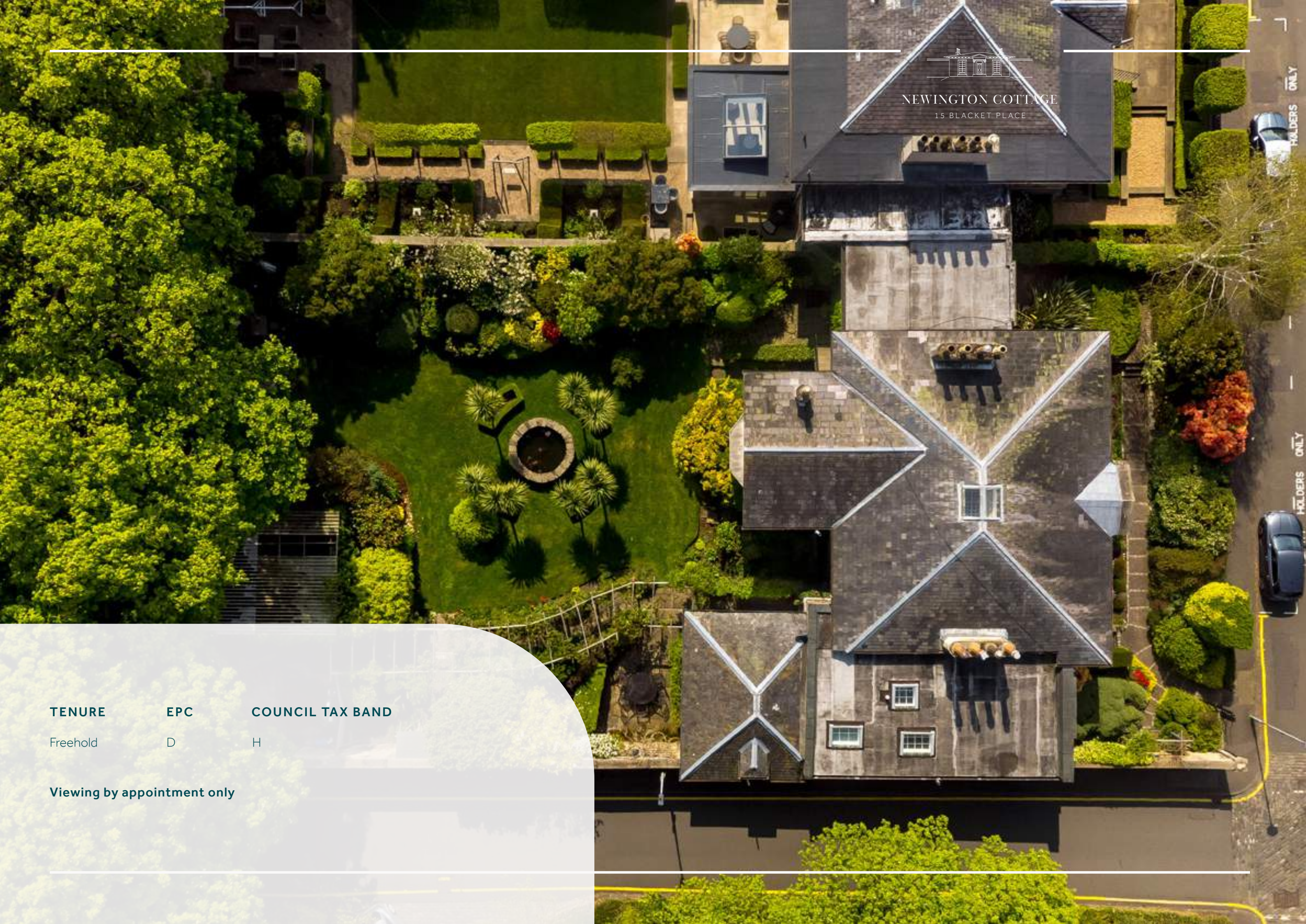
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RETTIE



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TENURE	EPC	COUNCIL TAX BAND
Freehold	D	H

Viewing by appointment only



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