



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 3F2, 172 DALKEITH ROAD

Newington, Edinburgh EH16 5DX



Situated less than two miles from Edinburgh city centre, this two-bedroom home in an attractive sandstone tenement building enjoys charming period features and is in excellent decorative order. The home boasts lovely views of Arthur's seat from a generous living and dining area with a fireplace, a breakfast kitchen with a southwesterly aspect, and two spacious bedrooms, with one benefitting from a southwest-facing window. Completing the accommodation is a three-piece family bathroom. Externally, the flat enjoys communal gardens, on-street parking, and easy access to amenities, including the University, cafés, pubs and restaurants, supermarkets, and transport links across the city. Extras: All fitted floor coverings, light fittings and fixtures, and integrated kitchen appliances will be included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



FEATURES

- Appealing third-floor tenement flat
- Located in sought-after Newington
- Stunning views of Arthur's seat, Blackford Hill and the Pentlands
- Secure entry system and communal staircase
- Neutral interiors with retained period features
- Entrance hall with storage
- Bay windowed living/dining room with fireplace
- Southwest-facing breakfasting kitchen
- Two bedrooms (with one enjoying a southwesterly aspect)
- Versatile box room
- Three-piece family bathroom
- Communal rear garden
- On-street parking
- Gas central heating and double glazing







"THIS NEUTRALLY PRESENTED
FLAT BOASTS RETAINED
ORIGINAL FEATURES AND
WELL-INTEGRATED MODERN
FIXTURES."





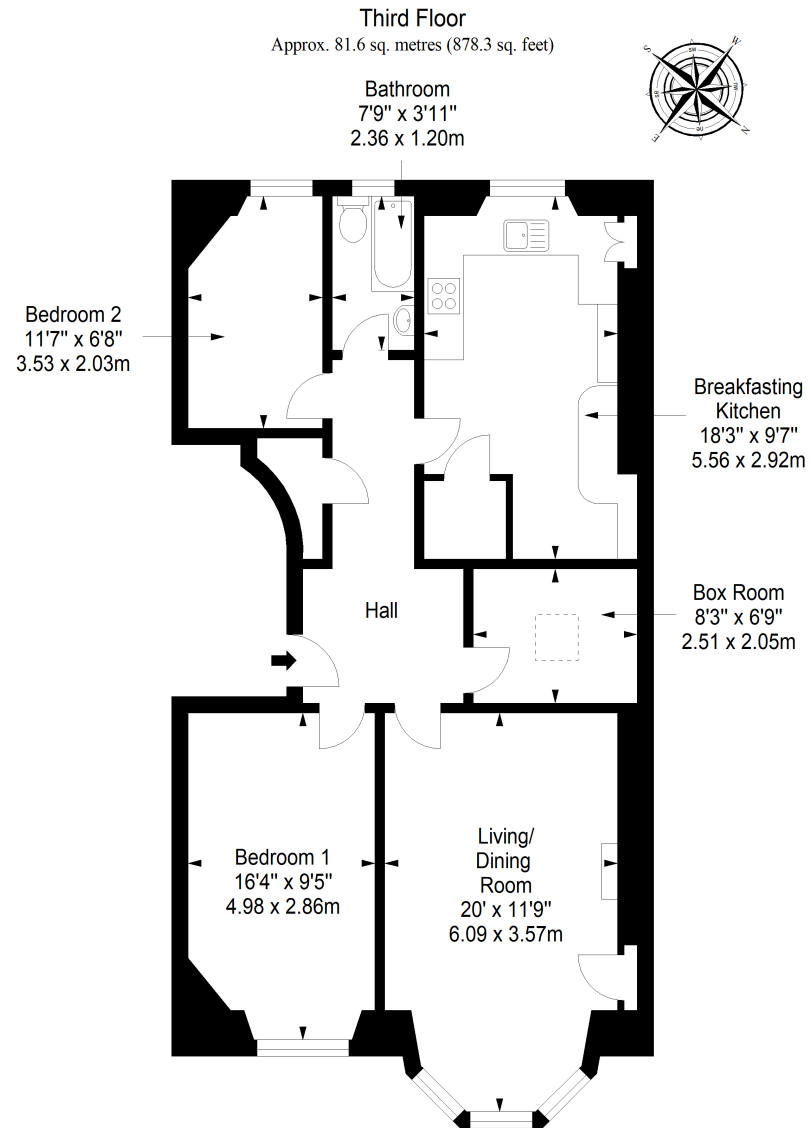
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 81.6 sq. metres (878.3 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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