



32/1 BERNARD TERRACE

Newington, Edinburgh, EH8 9NX



1

Public Room



2

Bedrooms



1

Bathroom



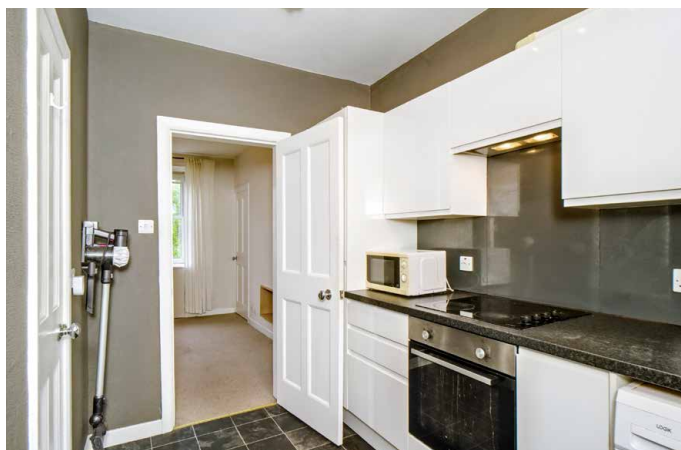
32/1 BERNARD TERRACE

Forming part of a traditional tenement building, this two-bedroom ground-floor flat offers bright and airy accommodation which is attractively presented throughout in neutral hues, providing new buyers a blank canvas. The home further benefits from a quality kitchen and three-piece bathroom, as well as a good degree of versatility to suit a variety of lifestyles. It also has the benefit of a private garden and a communal garden with a sweeping lawn. This property is ideal for city professionals, couples, first-time purchasers, small families, and downsizers alike.

Conveniently located in sought-after Newington, the home has a highly desirable setting in the capital. There are a wealth of popular restaurants, eateries, cafes, and bars close by, as well as everyday amenities and essentials. Furthermore, the property is just a brief stroll from two of Edinburgh's finest outdoor areas: The Meadows and the iconic Arthur's Seat. It is a superb location, with the heart of the city centre easily reached on foot. There are also regular bus links just a stone's throw away for even quicker commutes.







EPC
RATING



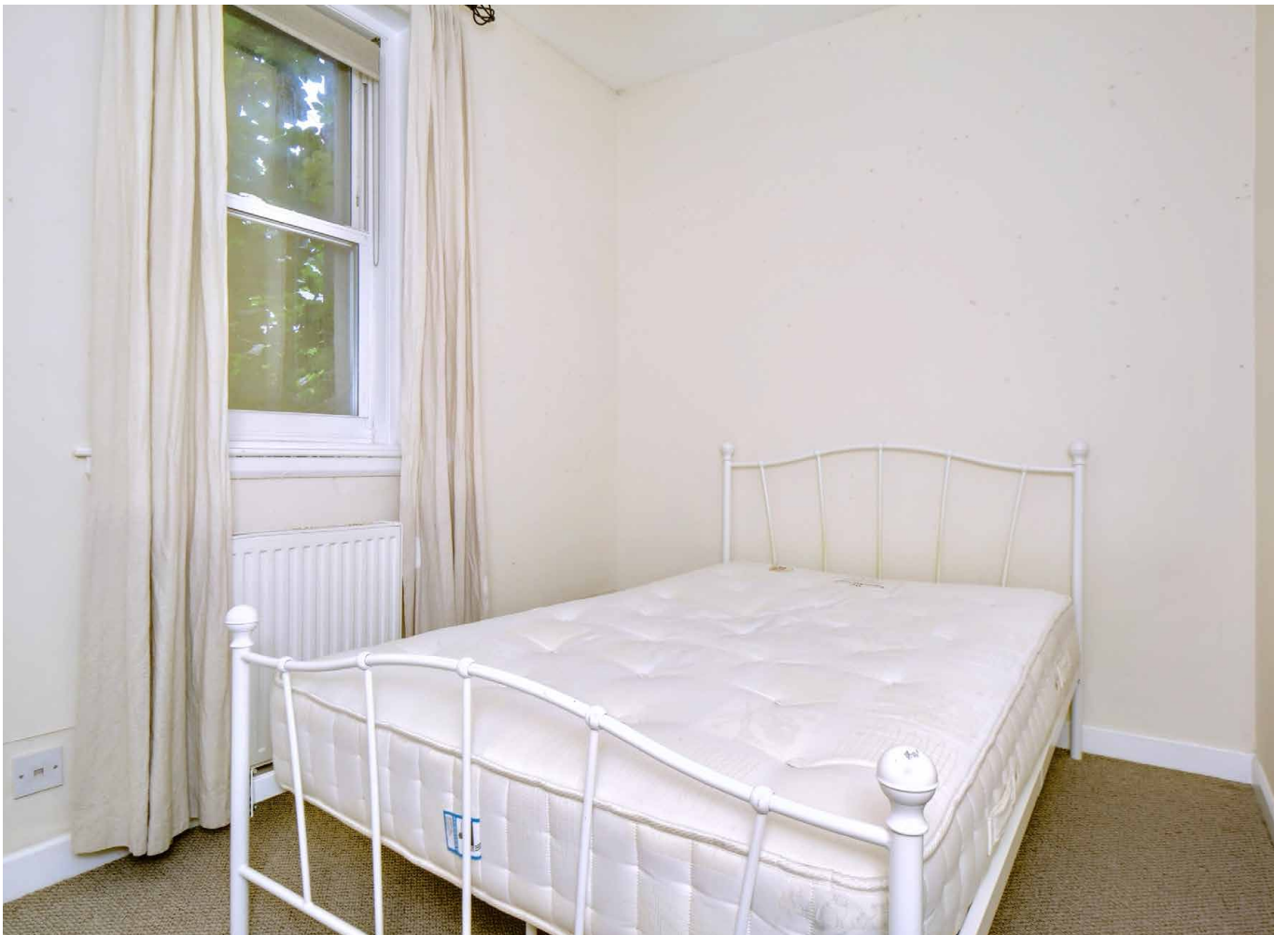
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Traditional ground-floor flat with modern interiors
- Part of the South Side conservation area
- Neutral decoration throughout
- Secure telephone-entry system
- Entrance hall with built-in storage
- Bright and airy living room
- Well-appointed modern kitchen
- Two well-proportioned bedrooms
- 3pc bathroom with overhead shower
- Private front garden
- Large communal garden and drying area
- Controlled permit parking (Zone 7)





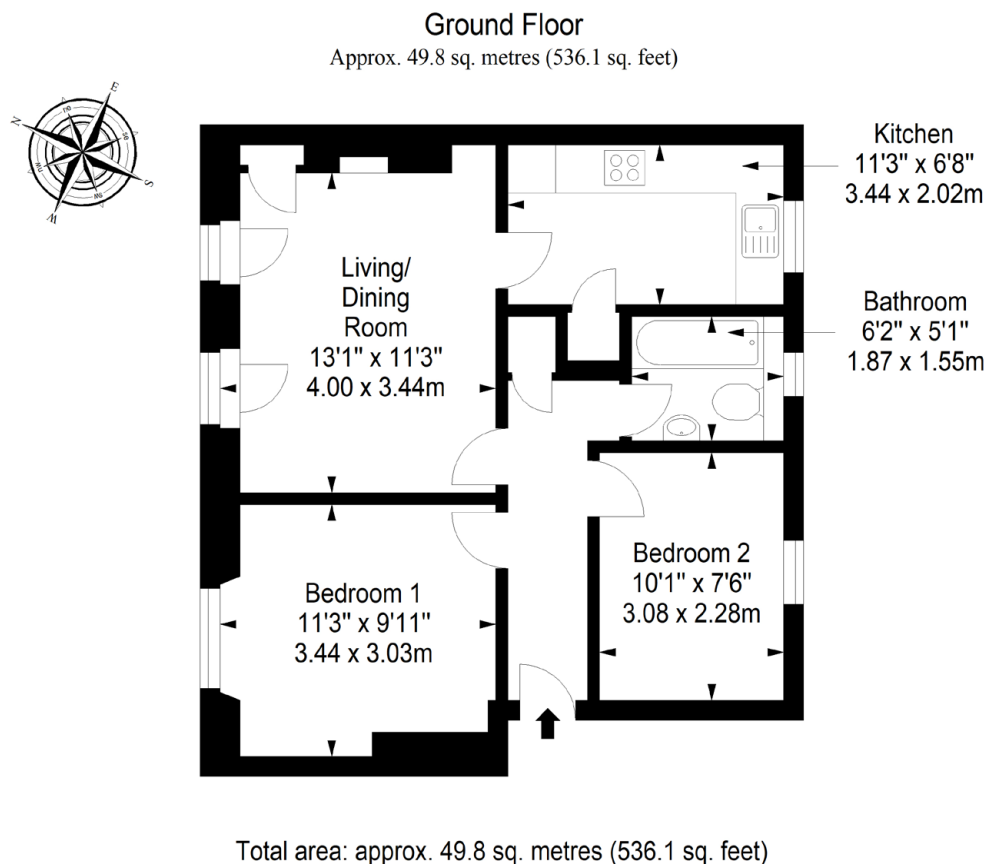


Extras: integrated appliances (oven, ceramic hob, extractor hood, and fridge/freezer), an undercounter washing machine, and two beds to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



NEWINGTON, EDINBURGH

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington sits between the much-loved green spaces of Holyrood Park and The Meadows. It is close to public sports facilities at the Royal Commonwealth Pool with its Olympic-size pool, and renowned cultural venues include the Festival Theatre, the Queen's Hall, and the Summerhall multi-arts complex. Residents also enjoy access to an eclectic mix of independent shops, express supermarkets, and high-street retailers along Nicolson Street and South Clerk Street, with further shopping facilities available at nearby Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.



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