



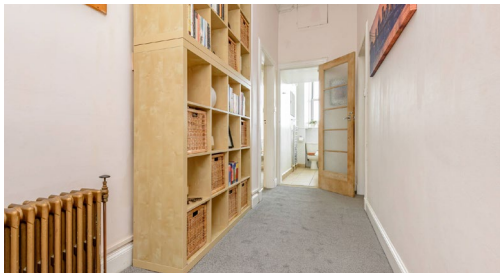
183 2f2 Dalkeith Road,
Newington, Edinburgh, EH16 5DS

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature fire.
- Access to box room with cabin bed.
- Dining kitchen with appliances & larder storage cupboard.
- Two generously proportioned double bedrooms.
- Bathroom with roll top bath & shower.
- Gas central heating.
- Double glazing.
- Many original features.
- Well maintained communal garden to rear.
- Unrestricted, permit & metered parking within surrounding streets.



GENERAL DESCRIPTION

A well-presented second floor flat situated within the highly desirable Newington district of the City within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would be suitable for a first time buyer, professional person/couple or perhaps letting purposes.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1.5 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 13.7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Newington is an extremely popular area in the south of the city, within easy walking distance or a short bus ride from the city centre. There are a wide range of shops, supermarkets, retail outlets, coffee shops, bars & restaurants available in Newington and nearby Cameron Toll. Edinburgh University, Kings Buildings & the Royal Infirmary are close by, as well as a wide range of amenities including a library, the Royal Commonwealth Pool & gym and the Festival Theatre. The flat is also well placed for lots of walks and open spaces including Holyrood Park, Arthur's Seat and the Meadows. The property is in the catchment for Preston Street & St Peter's RC Primary Schools & the well renowned James Gillespie High School. There are regular bus routes both into and out of town and there is easy access out to the city bypass and the motorway network beyond.

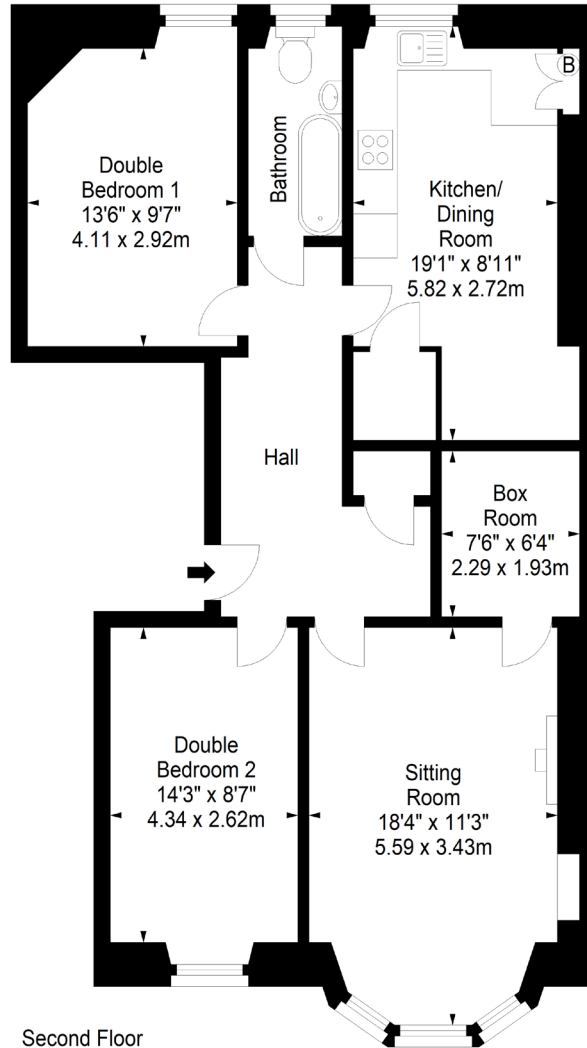
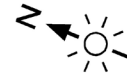
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, STORAGE UNIT WITH THE RECEPTION HALL, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Dalkeith Road,
Edinburgh,
Midlothian, EH16 5DS



Approx. Gross Internal Area
889 Sq Ft - 82.59 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.