



**Deans Properties**  
Deans Solicitors and Estate Agents LLP



**12 (PF2) DALKEITH ROAD  
NEWINGTON, EH16 5BP**



## GROUND FLOOR FLAT

- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Shared Rear Garden
- Current HMO Licence
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



This spacious ground floor flat is located in a popular location in Newington, close to a variety of local shops, bars and restaurants. The University of Edinburgh, Edinburgh Royal Infirmary, Commonwealth Pool and the city centre are also easily accessible. The current owner holds a HMO licence and the property has flexible accommodation allowing for potential use as a 3 bed, 1 public room or 2 bed, 2 public room. The accommodation comprises; large kitchen/dining room, three double bedrooms, one with walk-in wardrobe/home office and bathroom with shower over bath. There is a neatly maintained, shared garden to the rear and there is on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and lightshades.

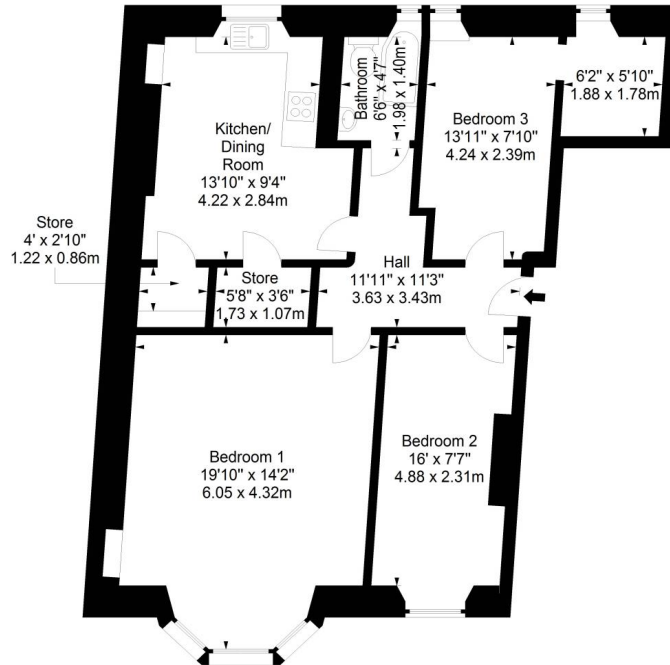




**Dalkeith Road,  
Edinburgh,  
Midlothian, EH16 5BP**



Approx. Gross Internal Area  
873 Sq Ft - 81.10 Sq M  
For identification only. Not to scale.  
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Ground Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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