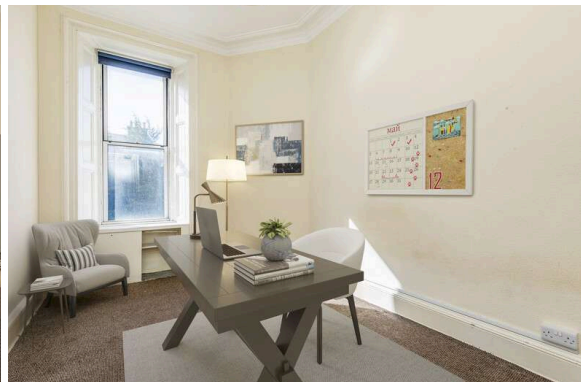
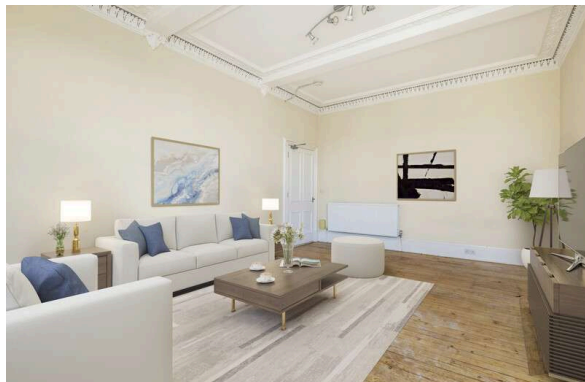




139/4 Dalkeith Road  
NEWINGTON | EDINBURGH | EH16 5AH

  
**warners**  
solicitors & estate agents





## 139/4 Dalkeith Road

NEWINGTON | EDINBURGH | EH16 5AH

Exceptionally spacious 4 bed 2nd floor flat with an abundance of natural light and fabulous views, occupying a prime corner position within a much sought after area convenient for the central universities and some of Edinburgh's best loved parklands.

Viewing is essential to appreciate this property's generous sized rooms, with high ceilings and tall windows ensuring a great sense of light and space throughout. This traditional building has an enviable position on the corner of Dalkeith Road and Priestfield Road allowing views on three elevations. The living room in particular has lovely south-west facing views from the corner bay window, out across the rooftops to the Pentlands, and also features sanded flooring and decorative cornicework. Arthur's Seat, one of Edinburgh's famous landmarks, can be seen from the rear facing rooms. The large dining kitchen has a range of units and a handy larder lying off. Of the four bedrooms, the main room has a dual aspect, and the property offers both a bathroom and shower-room.

- Entrance hall with storage
- Corner living room
- Kitchen/dining room with larder
- Four bedrooms
- Bathroom
- Shower-room
- Gas central heating
- Double glazing
- Security entryphone system
- Shared rear garden

EPC Rating C.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.

