



52/5 Ratcliffe Terrace
Newington, Edinburgh
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Welcome to a traditional three-bedroom third-floor flat which has an abundance of charm boasting stylish interiors that are sympathetic to the home's historic character. Offering bright and spacious rooms, as well as a quality kitchen and bathroom, it is a fantastic city residence that will have broad appeal. Situated in sought-after Newington, it also offers easy access to the city centre and to a wealth of amenities.

Reached via a shared stairwell, the home's front door opens into a central hall that enjoys neutral décor and mocha-toned wooden floorboards. These attractive features continue into the living/dining room, enhancing an airy ambience whilst creating an inviting aesthetic that is easy to style.

Features

- Traditional third-floor flat with stylish interiors
- Sought-after location in Newington
- Near amenities, schools, and transport links
- Welcoming entrance hall
- Living/dining room with a dormer window
- On-trend breakfasting kitchen
- Two double bedrooms (one with generous storage)
- Versatile third double bedroom/dining room
- 2pc bathroom and separate 2pc WC
- Large communal garden laid to lawn
- Controlled permit parking (Zone 7)
- Gas central heating and double glazing

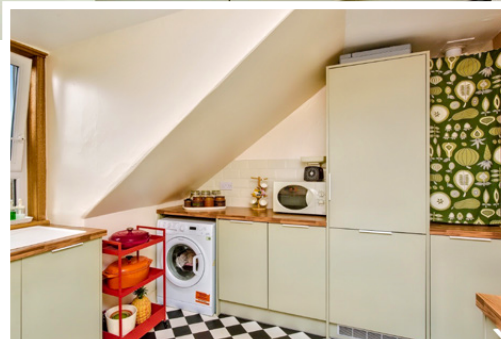


Bold accent walls bring a lovely splash of colour to the room, whilst a dormer window (with a fitted window seat) bathes the space in natural light. It can host an assortment of furnishings too, which can be arranged around a beautiful feature fireplace that can be inset with a stove.





Next door, the breakfasting kitchen has a modern take on a traditional-inspired design, which complements the interiors. It has ample cabinet storage and wood-toned worktops, framed by white metro-style splashbacks and luscious peach and neutral décor. It comes with an integrated electric oven, gas hob, dishwasher, and fridge/freezer, and with an undercounter washing machine.



The principal bedroom has the largest footprint, which incorporates generous fitted wardrobe storage and a dormer window...





Located throughout the home, the three double bedrooms enjoy light décor to ensure a relaxed and comfortable environment. The principal bedroom has the largest footprint, which incorporates generous fitted wardrobe storage and a dormer window, whose curvature forms the perfect study area. Bedroom two is also carpeted for underfoot comfort. On the other hand, the third bedroom features varnished wooden floorboards and showcases the home's flexibility, being currently used as a dining room.







Finishing the accommodation is a two-piece WC and a separate two-piece bathroom, equipped with a storage-set washbasin, a towel radiator, and a bath with an overhead shower.

Gas central heating and double glazing ensure year-round comfort.



*Large communal garden
laid to lawn*

Externally, there is a large communal garden which is laid to lawn, providing lots of outdoor space to enjoy. It is well maintained and a suntrap in the summer. Handily, the property is also in a controlled permit parking area (Zone 7), ensuring residents have priority to park.

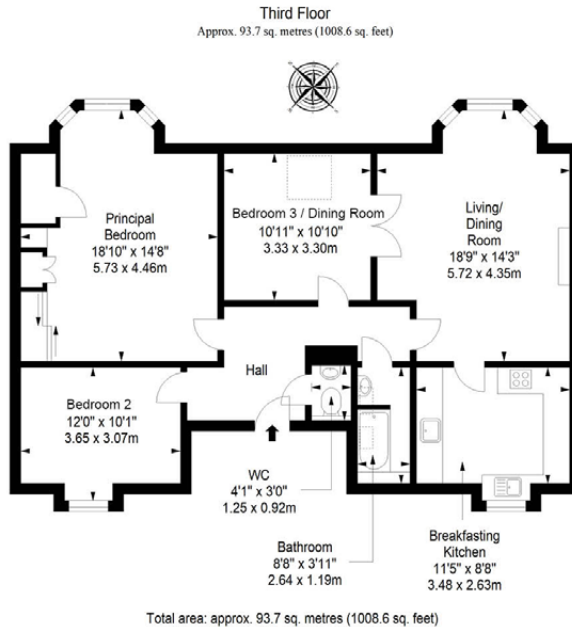
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.



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.

Floorplan



EPC Rating - D | Council tax band - C | Home report Value - £300,000



Price & Viewings

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