

230 Causewayside

Newington

Edinburgh

EH9 1UU









Spacious two bed duplex apartment situated in a desirable residential area convenient for the central universities, the Meadows and Holyrood Park. Newington is a popular area in Edinburgh's southside with a superb range of amenities on offer locally and the convenience of access to Edinburgh's business sector and the central universities. The area is set close to 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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week.

Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants.

The property is conveniently placed for the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

The property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale, most other items are available through separate negotiation.

Resident permit parking. Private patio area with secure under stair cupboard.



PROPERTY DETAILS

- Entrance Hall with staircase to lower level. High level storage space.
- Lounge / Dining Room with window to rear. Feature fireplace with electric fire. Space for table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and chimney style hood. The washing machine and fridge/freezer are included in the sale. Ample worksurfaces with stainless steel sink with drainer and tiled splash back. Combi boiler. Window to front.

Lower Floor

- Lower Landing with deep storage cupboard.
- Double Bedroom with window to front. Built in wardrobe with hanging space and shelving. Shelving.
- Second Double Bedroom with window to rear. Built in wardrobes with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath with shower above, wash hand basin and WC. Mirror. Light with shaver point, Extractor.
- Energy Efficiency Rating - C
- Council Tax Band - C



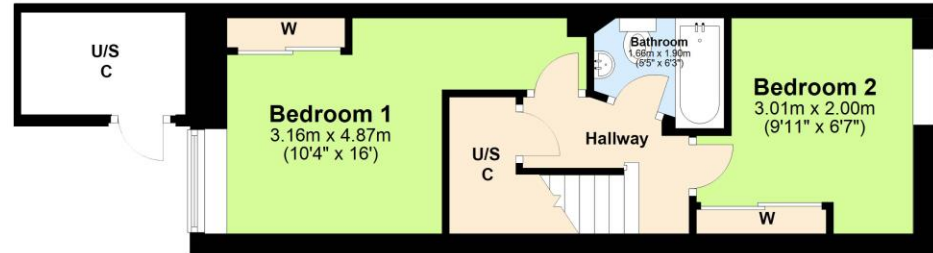
Viewing by appointment, telephone Agents on 0131 524 3800





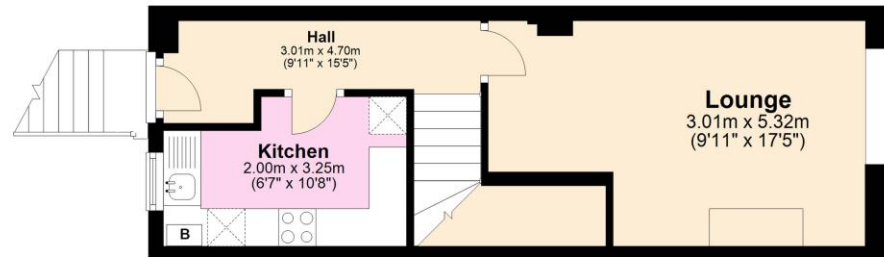
Lower Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Ground Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Photographs and Floorplan by Mike Dooley Photography 07730 560 286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

