

35-3 Parkside Terrace

Newington
Edinburgh
EH16 5XP







This is a bright, spacious and modern first floor flat situated in an ideal central location approximately two miles south of the City Centre. There are an excellent variety of local shops, restaurants, wine bars and other leisure facilities within close proximity and it is also well positioned for easy access to the High Street, the University and the New Royal Infirmary.

Leisure facilities in the area include the Commonwealth Leisure Centre, Queens Hall, Festival Theatre and Holyrood Park. The Scottish Parliament building is also only a few minutes drive through the park and regular bus services, run close by, providing good access to the City Centre and surrounding areas.

Internally the property is in good decorative order and benefits from electric heating, double glazing and good storage facilities. All fitted carpets and curtains are included in the sale together with the kitchen appliances. All other furniture can be included in the sale.



Entrance to the flat is by way of a common passage and stair which has the added security of an entryphone system. There are very well-maintained communal gardens. Ample residents' parking.

The building and grounds are maintained by factors at a cost of approximately £88 per month, reviewed annually. This includes cleaning of communal areas, lift maintenance, building insurance and landscaping of the communal grounds.

PROPERTY DETAILS

- Entrance Hall with cupboard housing water tank and additional storage cupboard.
- Bright and spacious Lounge / Dining Room with window to front. Ample space for furniture including a dining table and chairs. Entryphone handset.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and hood. The washing machine and fridge/freezer are included in the sale, their condition is not warranted. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear overlooking gardens.
- Double Bedroom with window to front overlooking communal gardens and car park. Built in mirrored wardrobes with hanging space and shelving.
- Second Double Bedroom with window to rear.
- Family Bathroom with three-piece suite comprising bath with shower above and shower screen, wash hand basin and WC. Mirror. Frosted window to back. Extractor. Electric wall heater.



Viewing: By appointment on 0131 524 3800









EXTERNAL

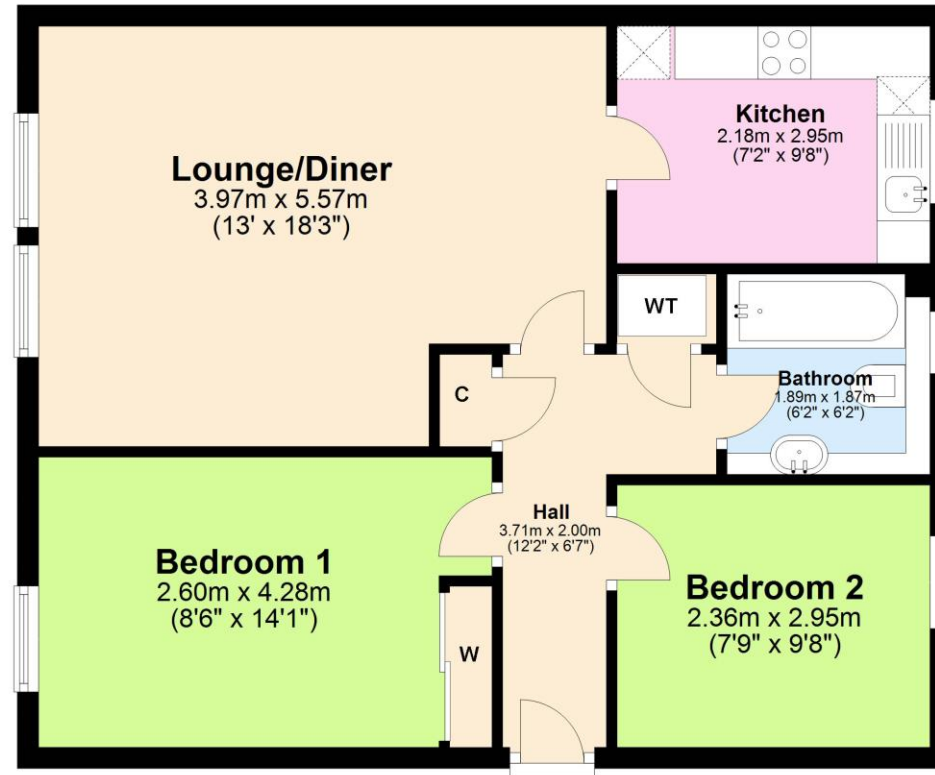
The property is set in extensive and well maintained communal gardens. Bin stores.

Ample residents permit parking

- Energy Efficiency Rating - C
- Council Tax Band - D

First Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

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

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