










Fixed Price

£325,000

13/7 Parkside Street

Newington | Edinburgh | EH8 9RJ

This spacious and bright second floor flat with lovely views across to Arthur's Seat, is situated within the sought after Newington district of the city, close to a host of excellent local amenities and transport links. The flexible accommodation would ideally suit the rental investor or young professionals.

-  4 bedrooms
-  1 public room
-  1 bathroom
WC
-  Communal garden
-  Permit/metered parking
-  EPC rating - C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned lounge/dining room located to the rear, stylish fitted kitchen, four well proportioned bedrooms, modern bathroom and separate WC.



Extras

All fitted floor coverings will be included in the sale together with the appliances in the kitchen.

Gardens & Parking

There is a well maintained communal garden to the rear together with permit/metered parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





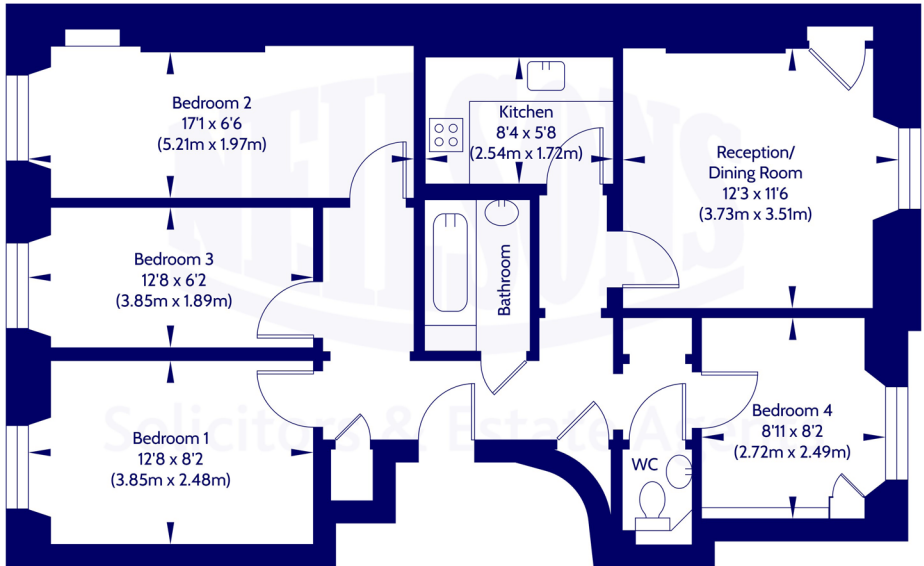
Location

Parkside Street is quietly positioned within the enviable Newington district of the city yet is a short walk from an excellent range of shops, services, restaurants, and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. The property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are all within easy reach. Both the Royal Infirmary of Edinburgh and The Royal Hospital for Children and Young People and the Queen's Medical Research Institute are nearby. A range of bus services provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.





Approx. Gross Internal Floor Area 70.56 Sq M / 760 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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