



Solicitors & Estate Agents



Offers Over
£290,000

24/1 Upper Gray Street

Newington | Edinburgh | EH9 1SW

This immaculate and spacious ground floor flat with allocated parking space, enjoys a quiet location within an established development within the popular area of Newington close to excellent amenities, the city centre, and the University district. Presented to the market in move-in condition, internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

The accommodation, in brief, comprises; secure entry system, welcoming entrance hallway with excellent built-in storage facilities, generously proportioned twin-windowed lounge offering excellent natural light, modern fitted kitchen with ample space for dining table and chairs, spacious principal bedroom with fitted wardrobes and en-suite shower room, second well proportioned double bedroom with fitted wardrobes and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated hob, integrated oven, fridge, washing machine and dishwasher.

Gardens & Parking

There are well-maintained communal grounds and an allocated parking space. The development is managed by James Gibb for a fee of approx. £280 per quarter for the upkeep of the communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.





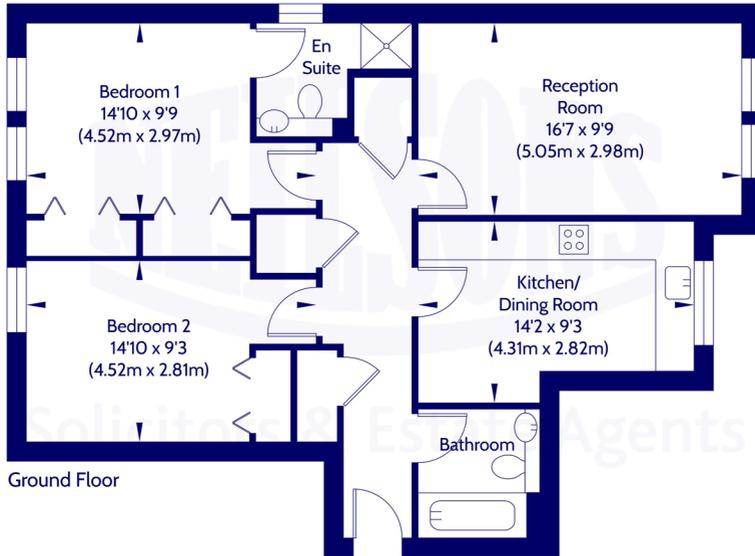
Location

Upper Gray Street is located in the enviable Newington district of the city, served by 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 a number of other retail shops within a short car drive or bus journey away at Straiton and Fort Kinnaird Retail Parks. The property is well positioned for access to Edinburgh University, Queens Hall and National Library with recreational facilities on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, both within easy reach. A range of bus services run along both Minto Street and Dalkeith Road providing quick and easy access in to the City Centre and many surrounding areas. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Queensferry Crossing, Edinburgh International Airport and the central motorway network.





Approx. Gross Internal Floor Area 71.86 Sq M / 773 Sq Ft.



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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