NEILSONS

Solicitors & Estate Agents

Fixed price

£260,000

42/5 Parkside Terrace

Newington | Edinburgh | EH16 5XR

Located within a popular modern development in the heart of Newington, is this bright and spacious second floor flat offering a comfortable home in a highly sought-after area. The property enjoys an elevated position with attractive views towards Arthur's Seat and is ideally placed for easy access to the city centre, the universities and the wide range of local amenities. This appealing flat will suit a variety of purchasers, including first-time buyers, professionals and investors.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Landscaped communal gardens
- Residents parking
- EPC rating – C
- Council tax band - D

Description

The property is accessed via a welcoming hall which benefits from a cupboard housing the boiler and an additional storage cupboard, together with an entryphone system. The generous reception/dining room offers ample space for both living and dining furniture and enjoys excellent natural light. A door leads through to the fitted kitchen, which has a range of wall and base units with co-ordinated worktops and tiled splashbacks, together with a pleasant outlook towards Arthur's Seat. There are two well-proportioned bedrooms, with the principal having a built-in wardrobe. Completing the accommodation is a bathroom with a white suite, heated towel rail and thermostatic shower over the bath. The property further benefits from energy efficient electric heating and double glazing.

Extras

Included in the sale will be the electric hob and oven, fridge/freezer, and washing machine.

Gardens and Parking

Well maintained communal garden grounds surround the property and there is ample residents parking.

Factoring

The communal areas and garden grounds are maintained by Charles White at a cost of approximately £300 per quarter and this also includes buildings insurance.

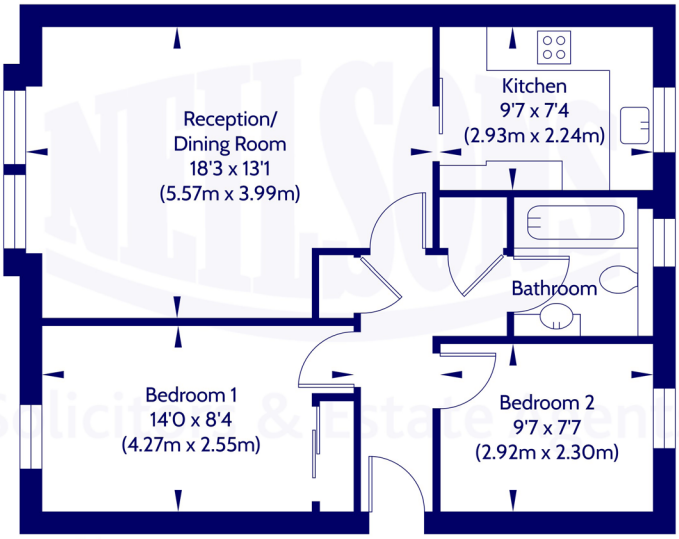
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Newington is one of Edinburgh's most sought-after residential areas, popular with professionals, students, and families alike. Lying just a mile south of the City Centre, it offers a vibrant mix of local shops, cafés, bars, and restaurants, along with excellent transport links for easy access across the city. The area is particularly convenient for Edinburgh University, with the George Square campus and King's Buildings both within walking or cycling distance. Newington is also well served for everyday needs, with a variety of supermarkets, independent retailers, and fitness facilities close by. Green space is another of Newington's strong appeals: residents are within easy reach of the beautiful open parkland of The Meadows, the dramatic landscapes of Holyrood Park and Arthur's Seat, and numerous smaller parks and gardens. Well-regarded schools, both state and independent, are nearby, while regular bus services provide swift connections into the city centre, Edinburgh Waverley Station, and beyond. Combining convenience, character, and a lively community atmosphere, Newington remains one of Edinburgh's most desirable places to live.

Approx. Gross Internal Floor Area 56.06 Sq M / 603 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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