



251 (2f1) Dalkeith Road, Edinburgh, EH16 5JS

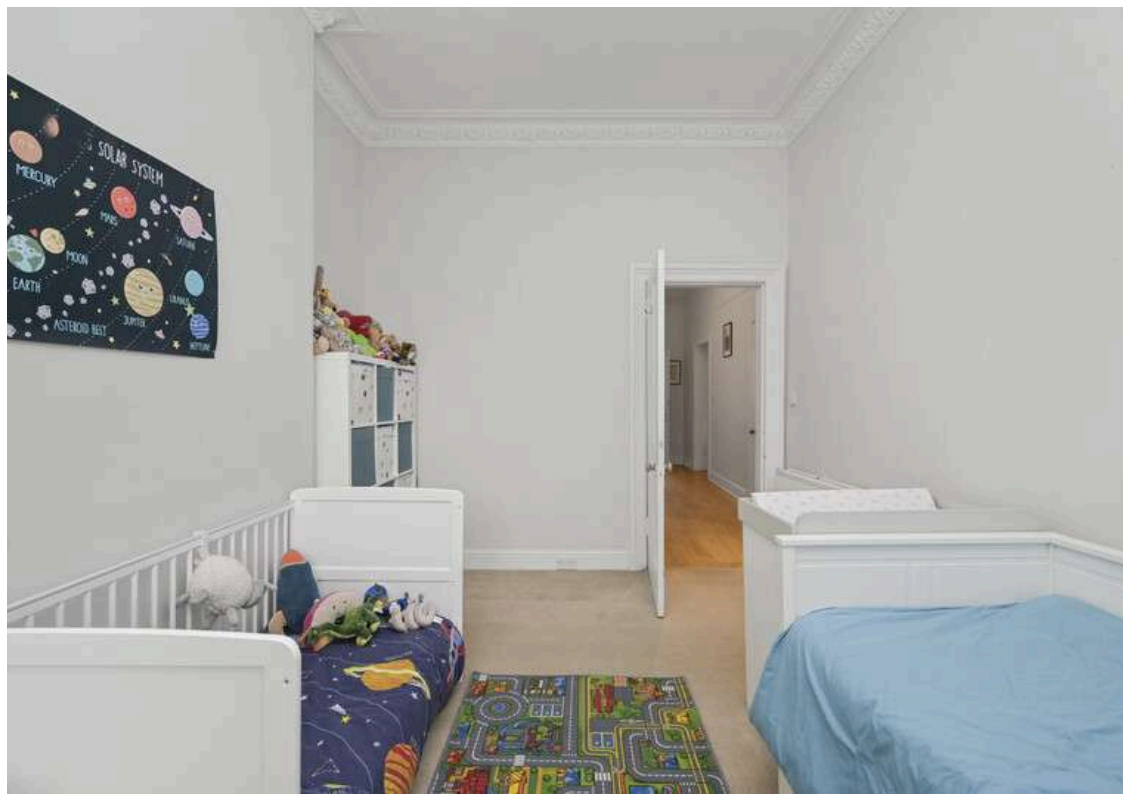


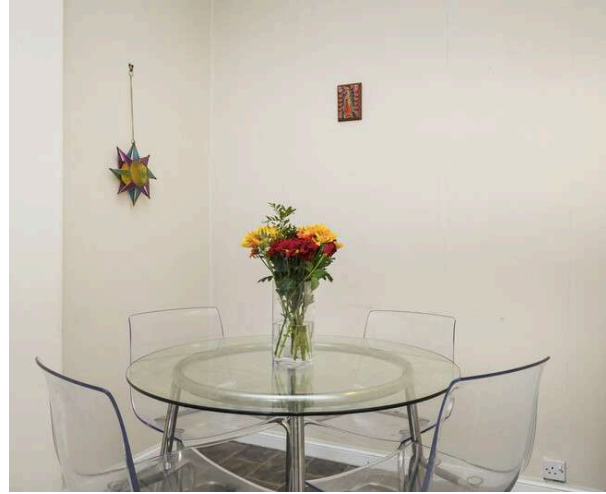
Welcome

Welcome to Dalkeith Road, this impressive, well-proportioned two bedroom second floor flat forming part of a traditional tenement building retaining many period features. The property offers bright and spacious accommodation boasting some lovely views. Ideally located in the popular Newington area of Edinburgh close to an abundance of local amenities and excellent public transport links to and from the City Centre. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Boxroom/home office/study.
- Front facing charming living room.
- Dining kitchen.
- Front facing double bedroom.
- Rear facing double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating, boiler installed 2023.
- Double Glazing.
- Communal gardens to the rear







Newington

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. The location is convenient for those working at the Edinburgh University campuses, with the King's Buildings, the Edinburgh Royal Infirmary, and the Scottish Parliament within short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, along with the beautiful green open spaces of Holyrood Park, Arthur's Seat, The Meadows, Blackford Hill and several well-renowned golf courses. Excellent state schools in the catchment area include Preston Street Primary School and James Gillespie's High School, and private schools within easy reach include George Watson's College and George Heriot's School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/ Queensferry Crossing.

Extras

Included in the sale are the integrated kitchen appliances, white goods, fixtures & fittings and fitted blinds. Some items of furniture are available to purchase with the property.






Get in touch

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 0131 240 3818

Property Hub:

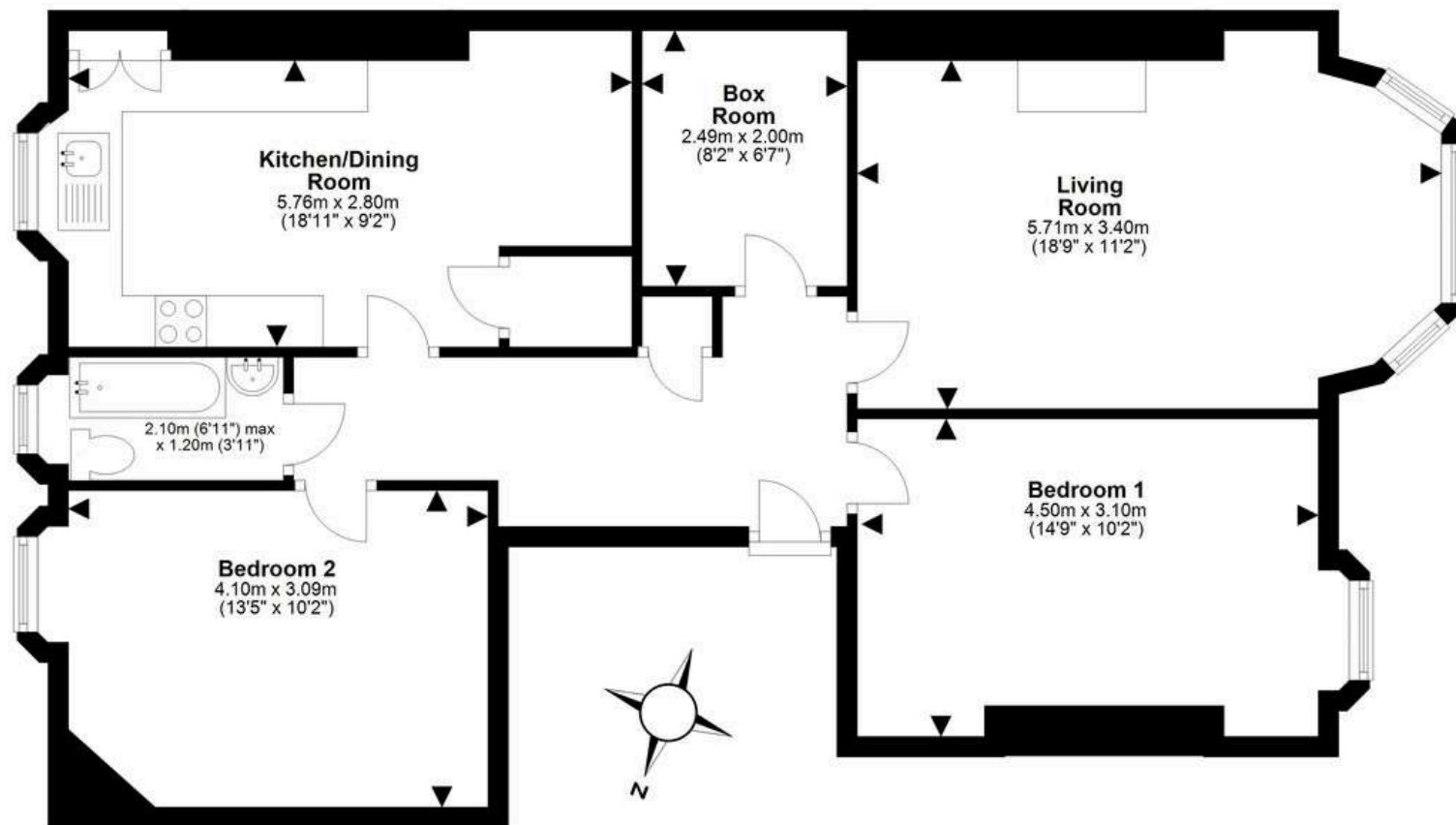
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.