







## Welcome

Welcome to Ratcliffe Terrace, this well-proportioned two-bedroom ground floor flat offers bright and spacious accommodation and benefits from an allocated parking space, gas central heating and double glazing. The property forms part of a factored block set within landscaped garden grounds with a secure entry system. Ratcliffe Terrace is located in the Newington area an extremely popular area of Edinburgh lying to the south of the city centre, close to an abundance of local amenities, with swift transport links to and from the city centre. Presented to the market in good order throughout we would recommend an early viewing.



- Elegant and well maintained secure main door entrance
- Reception hallway with excellent storage
- Front facing living dining room
- Dining kitchen fully equipped
- Master bedroom with en-suite shower room, built in wardrobes
- Further double bedroom with built in wardrobes
- Bathroom comprises WC wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Well maintained shared garden within secure grounds
- Allocated covered parking space
- Secure entry system





## Newington

Ratcliffe Terrace is located 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. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill, and several well-renowned golf courses. The location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary Hospital, and the Scottish Parliament. 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. Catchment schools include Sciennes Primary School and James Gillespie High School, one of the highest performing schools in the country, and there are several private schools within easy reach including George Heriots and George Watson's College.

## Agents Notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The block is factored by Trinity factors with an approximate annual cost of £1,300 including buildings insurance. Further details can be found on the factor's website. This information is correct at the time of publication however it is advisable to check once an offer has been accepted.

# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

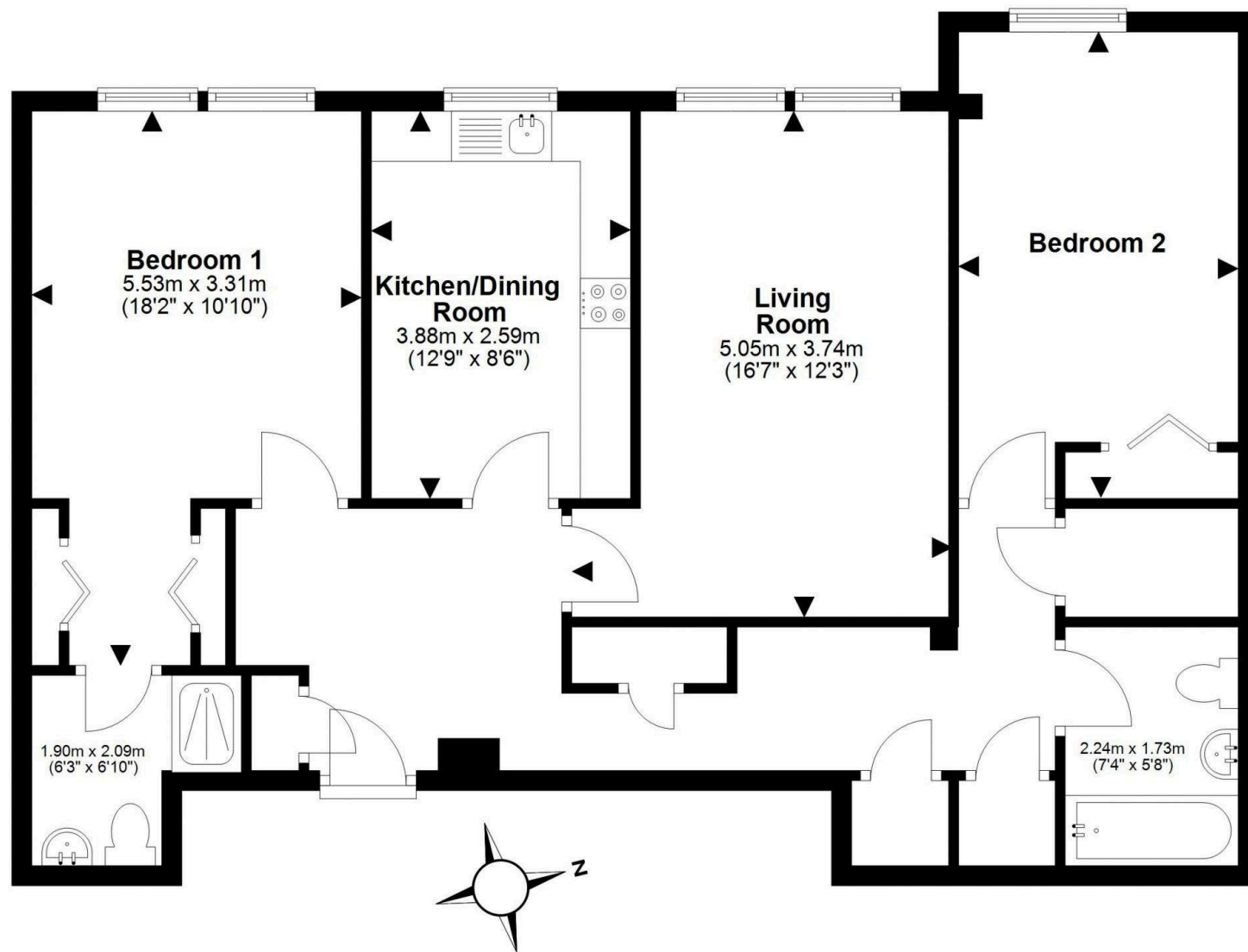
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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