





Welcome

Welcome to Suffolk Road, this well-proportioned two bedroom ground floor apartment forms part of a converted Victorian house retaining many period features, the property further benefits from private gardens to the front and to the rear. Ideally located in the highly regarded Newington area of Edinburgh close to many local amenities, schooling and swift transport links. Given how rarely available these property types can be, we would recommend an early viewing.

- Reception hallway with excellent storage.
- Front facing living room, bay window and working shutters.
- Dining room set to the rear of the property.
- Kitchen fitted with a range of wall and base units, porch/store adjoining the kitchen with wall cupboards and shelves, door accesses the rear garden.
- Double bedroom rear facing, built in wardrobe storage, doors accesses the rear garden.
- Further double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Sash and case windows all with working shutters except for the kitchen.
- Private gardens to the front and to the rear.
- On street parking available with some permit restrictions.





Mayfield

The property is located in the highly regarded Newington area of Edinburgh, which lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, The University of Edinburgh King's Building Complex, two convenience stores, a pharmacy, hairdressers, beauty salons and a small cafe. Morningside and Marchmont, with their vast choice of amenities including fashionable bars, cafes and restaurants are also within easy reach. Pleasant walks are available at the nearby Blackford Pond and Hill, Hermitage of Braid, whilst a number of golf courses, including Craigmillar Park Golf Course, and the Royal Commonwealth Swimming Pool are close by. An efficient and regular public transport network of buses operates to most parts of the city and surrounding areas including the Scottish Parliament and Edinburgh Royal Infirmary.

Extras

The kitchen blind and fitted floor coverings are included in the sale. Other items of furniture may be available by separate negotiation.

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

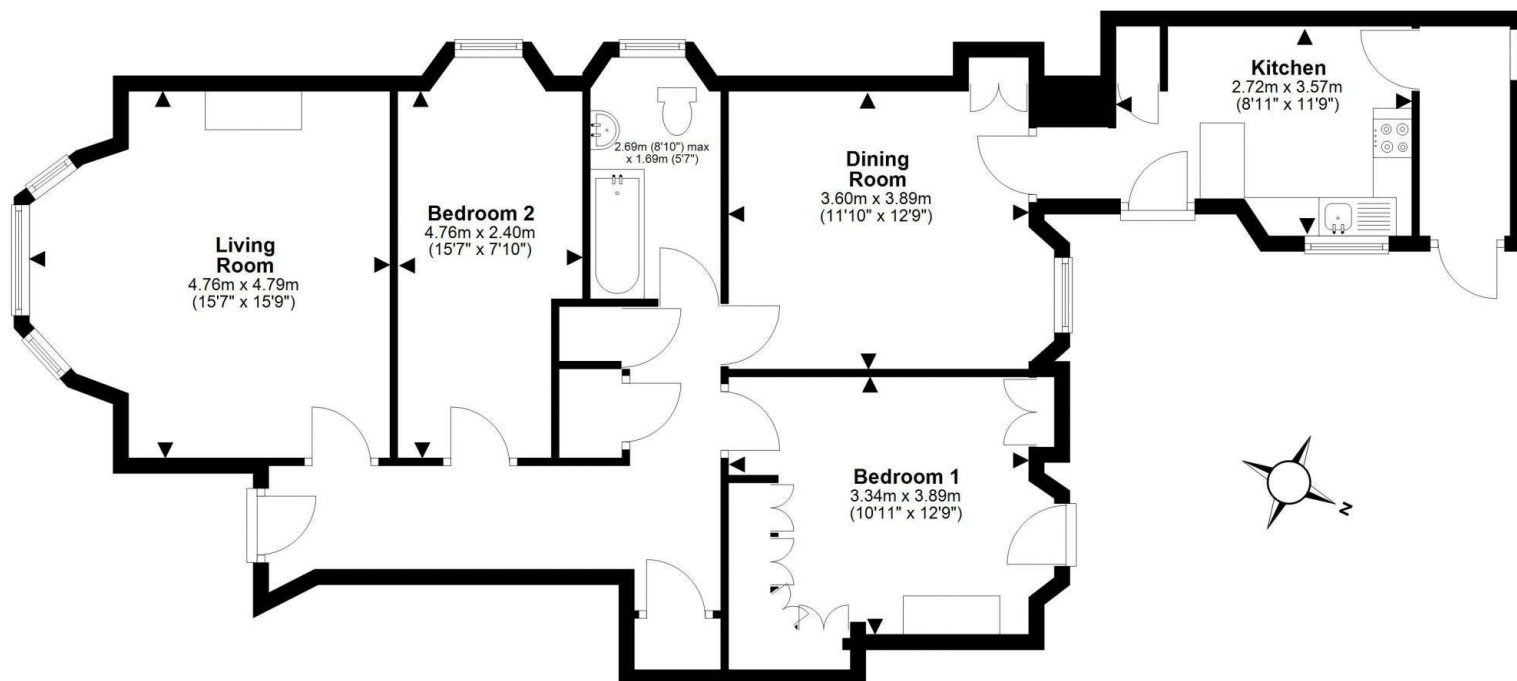
Bruntsfield Office:

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.