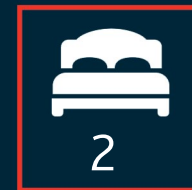




Offers over £270,000

12/1 Terrars Croft, Newington, Edinburgh, EH8 9RE





Light, Appealing Two Bed First Floor Flat With Residents' Parking

Fantastic opportunity to acquire a two bed first floor flat forming part of a modern factored development in the heart of Newington, a superb location lying south of the city centre close to Holyrood Park while convenient to wide ranging amenities, schools and transport links.

A particularly appealing property with view to Arthur's Seat offering charming accommodation comprising entrance hall, generous twin windowed lounge/diner, good-sized well fitted kitchen with appliances, two double bedrooms and stylish showerroom. Well presented, the light, tastefully decorated interior also enjoys the added comfort of gas central heating, double-glazed windows and great storage. An entryphone system provides security to the mutual stairway which in turn gives access to a shared rear garden. Residents' parking.

RMG factors manage the building for a current fee of approx £150 per quarter to include stair cleaning, garden maintenance and buildings insurance.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

| | |
|---------------------|-----------------------------|
| Lounge/Diner | 17'10 x 9'9 (5.44m x 2.97m) |
| Bedroom 1 | 14'8 x 8'6 (4.47m x 2.59m) |
| Bedroom 2 | 14'8 x 8'4 (4.47m x 2.54m) |
| Kitchen | 14'8 x 7'7 (4.47m x 2.31m) |
| Showerroom | 7' x 6'9 (2.13m x 2.06m) |

LOCATION

Newington is a highly sought after residential area lying south of the city, served by excellent local amenities including a wide range of shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton and Fort Kinnaird Retail Parks. Schools catering for all age groups are easily accessible with wide ranging leisure facilities including golf courses at Prestonfield and Craigmillar, the Royal Commonwealth Pool with gym/fitness and the green open spaces of Arthur's Seat and Holyrood Park. A regular public transport service operates nearby with easy access to the city bypass linking with major motorway networks.

EXTRAS

All fitted floor coverings, blinds and integrated kitchen appliances

EPC RATING

C

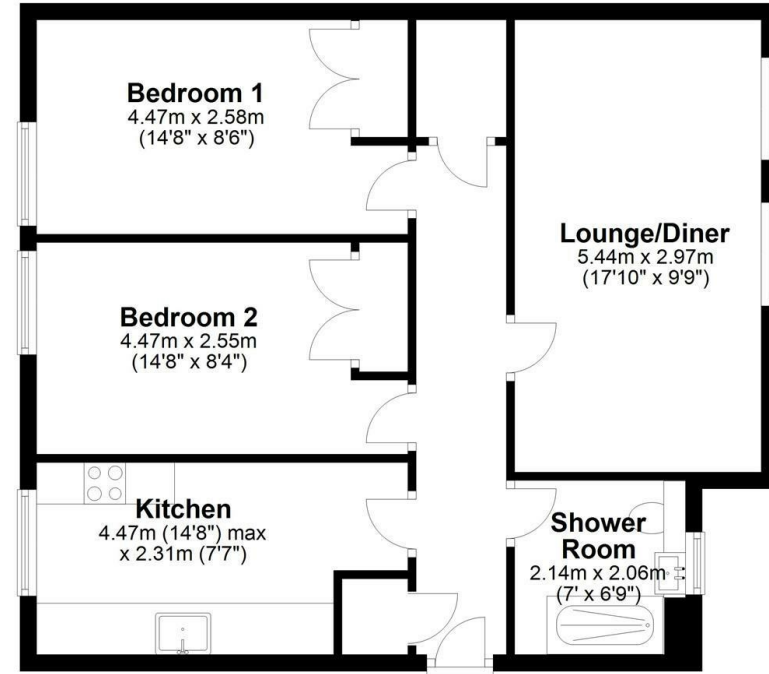
VIEWING

By appointment, please telephone agents 0131 554 6244





12/1 Terrars Croft



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.