



Minto Street
Newington
EH9



A striking newly renovated double upper apartment located in the heart of Newington.

Description

Forming part of the attractive Blacket Mews development, the stunning 3 bedroom double upper flat is located in one of Edinburgh's most sought after locations. The property perfectly combines Georgian grandeur with sleek modern architecture, creating an attractive and comfortable apartment. Finished to an incredibly high standard, the flat features premium brand fixtures and has been completed with energy efficiency and sustainability in mind, benefitting from a highly efficient boiler and heating system as well as double glazing and a low energy lighting system.

Split over two floors, the property is well-proportioned and comprises master bedroom (with en suite and dressing room), two further double bedrooms, family bathroom, separate WC and a spacious open plan kitchen with living/dining area. The property also benefits from a handy utility room. Located off the open plan living area is a private balcony providing the perfect





place to relax with a peaceful outlook over neighbouring gardens towards Arthur's Seat. There is also a private parking space to the rear of the building.

Location

The stunning apartment on Minto Street is located in the popular Newington area on the city's south side, a short distance from the bustling city centre. The property is situated in the peaceful and highly sought-after Blacket Conservation area. There are excellent local shops, bistros and bars in Newington, Marchmont, Bruntsfield and Morningside, and the King's Theatre and Dominion Cinema are within easy reach.

Local sporting facilities include a number of golf courses and there are pleasant walks in the nearby Meadows and Blackford Hill. Holyrood Park, Arthur's Seat and Salisbury Crags offer stunning views over the city.

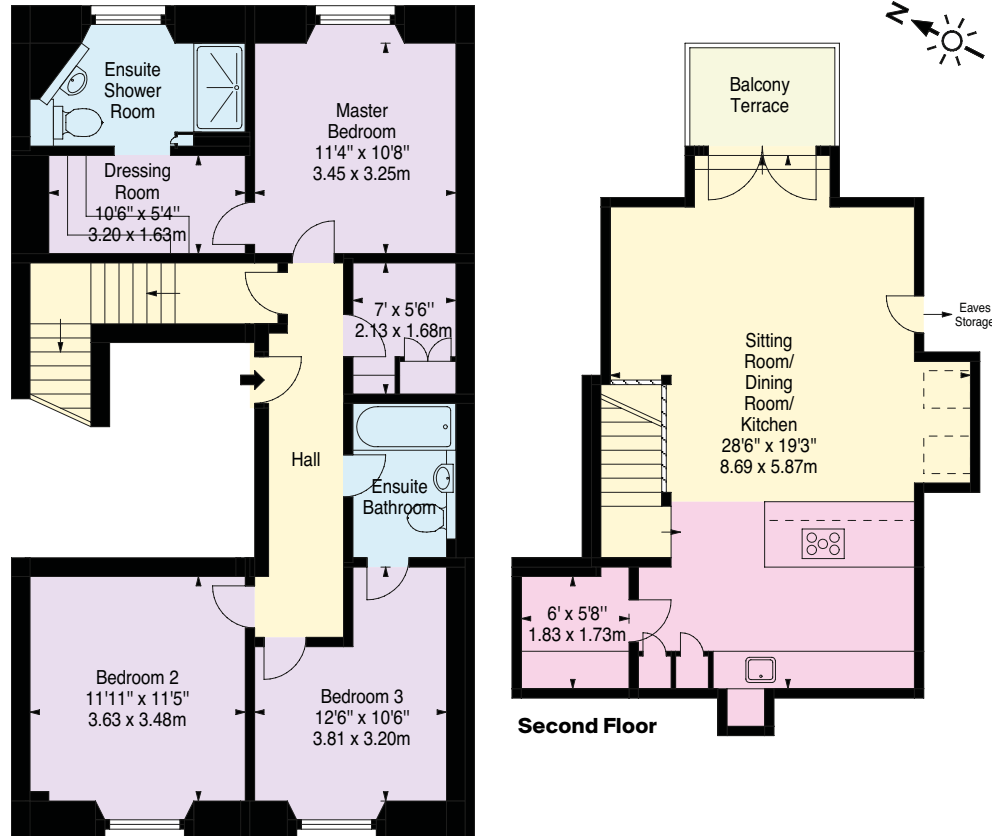
The area is convenient for a good range of public and private schooling including George Heriot's School, James Gillespie's High School and Preston Street Primary School.

The location offers swift access to the City Bypass, leading in turn to Edinburgh International Airport and many arterial roads throughout Scotland and to the south.



Approximate Gross Internal Floor Area
1,267 Sq Ft - 117.70 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor

Second Floor

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Council Tax

The property is in Council Tax band G

Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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