



13/5 Parkside Street
Newington, Edinburgh, EH8 9RJ



VMH SOLICITORS



13/5

Parkside Street

Bright and spacious first floor flat, situated in one of Edinburgh's most popular districts.

- Twin windowed sitting/dining room
- Modern kitchen with appliances
- Two double bedrooms plus a box room
- Shower room with walk-in shower
- Separate WC
- Gas central heating
- Shared garden
- On-street permit parking



Offers Over: £290,000

Home Report: £300,000

EPC Rating: C

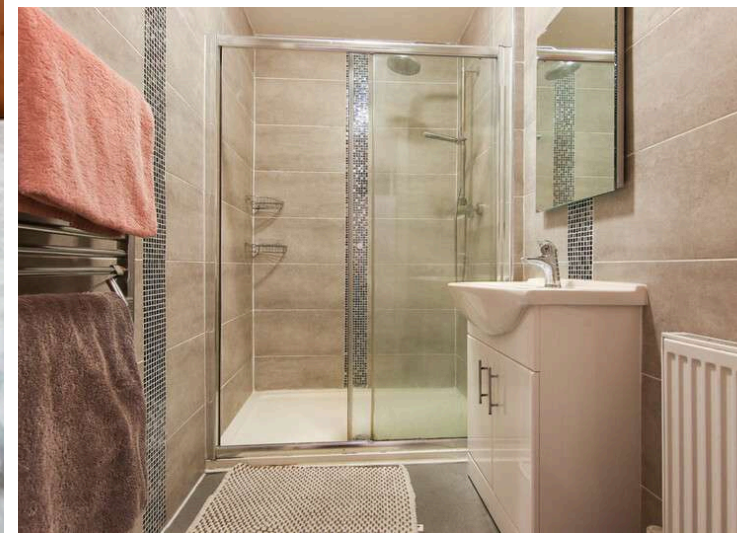
Council Tax: C

Tenure: Freehold

Approached off a well-kept communal stairwell with secure-entry phone system, the front door of flat 5 opens into a welcoming hallway with two storage cupboards. The sitting/dining room is filled with light from twin windows which offer a view of Salisbury Crags and Arthur's Seat. The room has lovely period features including working shutters, cornicing and an Edinburgh press, as well as a box room. Fitted with wall and base cabinets, the kitchen is replete with appliances and enjoys the same outlook as the sitting room. Situated to the rear of the property are two generous double bedrooms. The larger bedroom showcases period features, including wood flooring, working shutters, and Edinburgh press, and open fireplace. A two-piece shower room with walk-in shower, and separate WC complete the accommodation.

The property further benefits from gas central heating. Externally there is a shared garden and on-street permit parking is available.

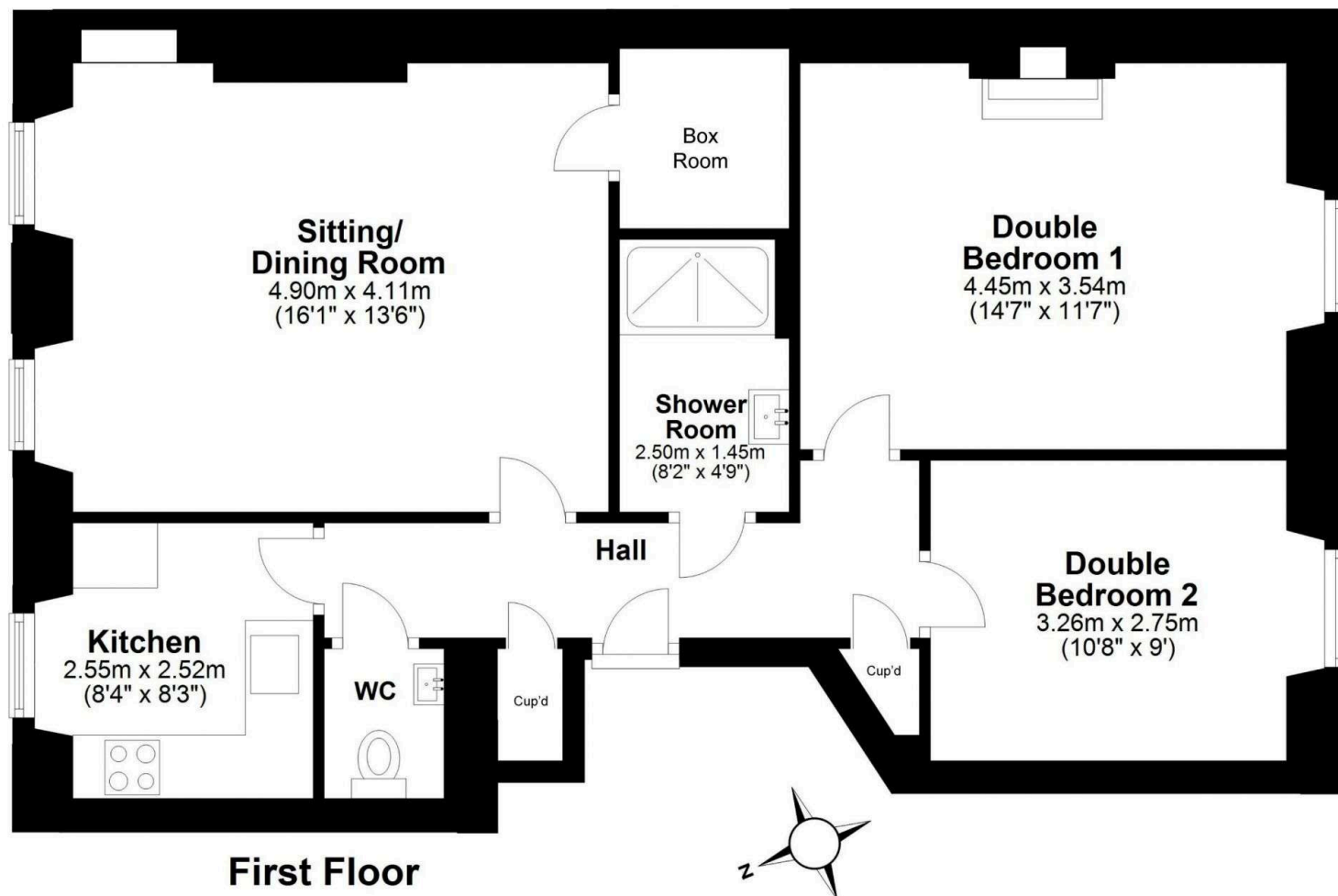
Extras: To include all fitted flooring and fitted carpets, light fixtures, curtains, oven, hob, fridge/freezer and washing machine in the sale.



Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes.

Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby.

This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sector.



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