



263/6 Dalkeith Road,
Newington
Edinburgh
EH16 5JT

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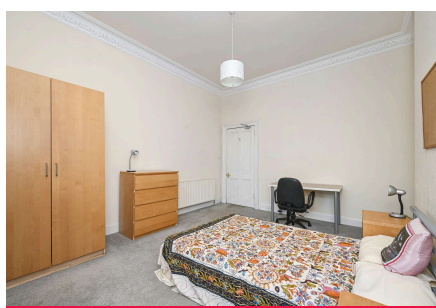
A fantastic opportunity has arisen to acquire this bright, three-bedroom, third (top) floor flat located in the highly sought-after residential area of Newington.

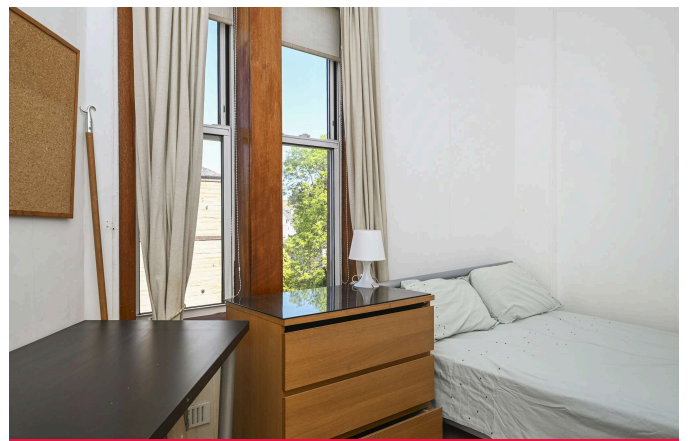
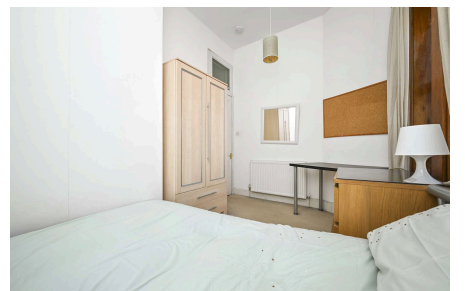
This spacious (88sqm) property has a sizeable living room with large bay windows and open views towards the Pentland hills, and a well-proportioned kitchen/dining room that looks out at Arthur's Seat. The generously sized main bedroom to the front is filled with natural light, while the two additional bedrooms, located at the side and rear of the home, offer comfort and privacy. A modern three-piece bathroom completes the property.

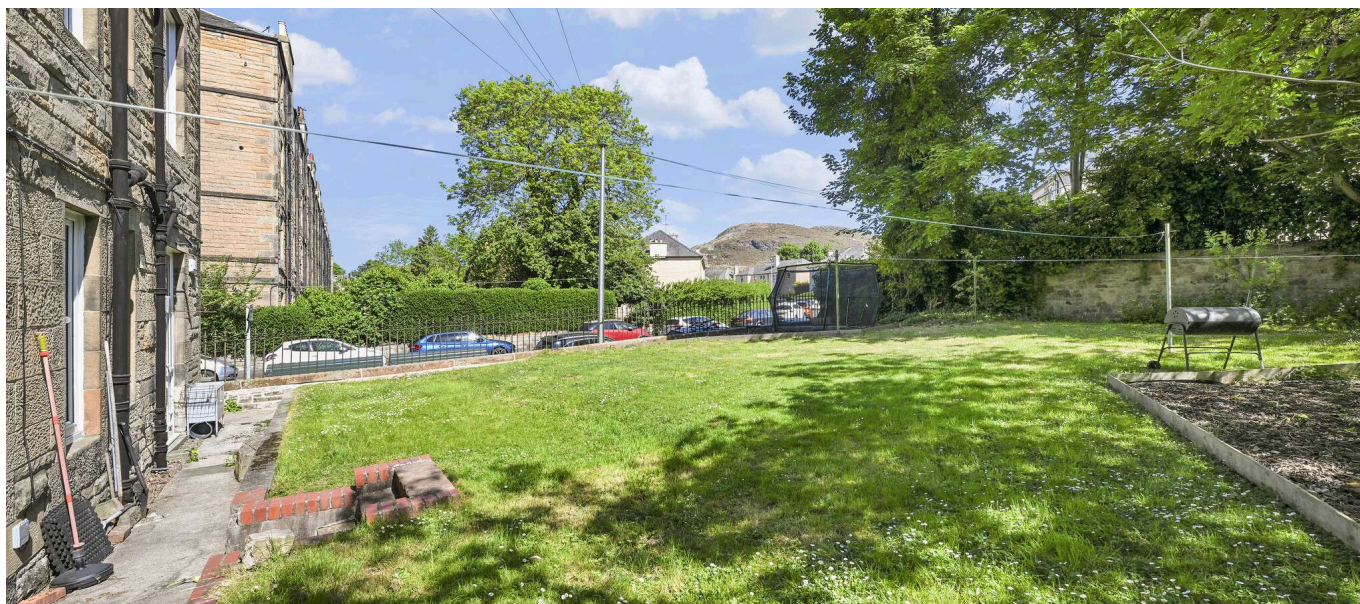
This property further benefits from on-street parking, a shared garden area, bay windows, double glazing and gas central heating.

Property Features

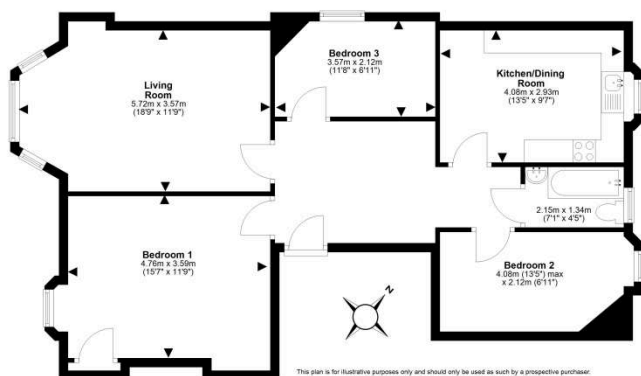
Desirable location
Communal garden grounds
Fireplace
Gas central heating
Double glazing
On-street parking
Views to Arthur's Seat and the Pentlands







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 more comprehensive shopping at Cameron Toll Shopping Centre as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. 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. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen. Furniture can be included upon request.

AS Anderson Strathern

Find out more

01620 82 2127

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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