



10 Oakfield Place
Edinburgh, EH8 9TD

Hallway with ample storage
Open lounge/dining room
Modern fitted kitchen
2 double bedrooms
Shower room and WC room
Partially floored attic with lighting
Gas central heating and double glazing throughout
Sunny patio garden near the foot of Salisbury Crags
Residential permit parking
EPC: D
Council Tax Band: D

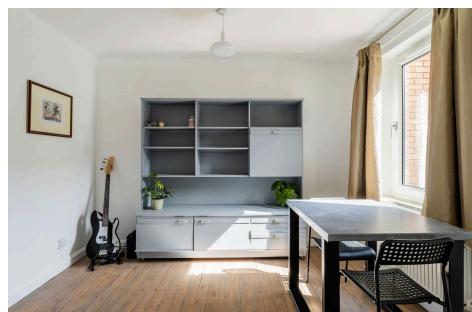
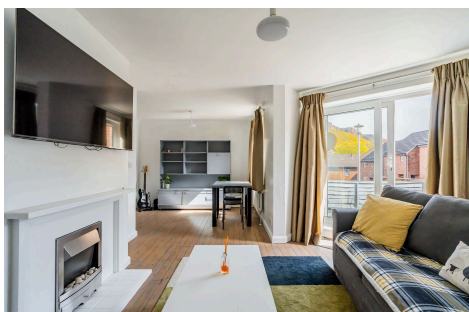
A well-presented, two bedroom, end-of-terrace house arranged over two floors with attractive, contemporary living space opening out to a fantastic patio garden with spectacular views to Salisbury Crags. The property and its location, close to local amenities, parks, and transport links, are sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

The property comprises; welcoming hallway with two generously deep storage cupboards, bright and spacious dining living room with traditional wooden floors, electric fireplace and sliding patio door opening to rear garden, and stylish fitted kitchen with base and wall mounted units and appliances including fridge, washing machine, dishwasher, electric oven, induction hob and cooker hood. A carpeted staircase leads up to the landing, boasting modern wood-effect flooring, a boiler cupboard hosting the new boiler, which is under a 10-year guarantee, a further storage cupboard, and access to the partially floored attic. The master bedroom is naturally light and offers excellent views of Salisbury Crags as well as built-in wardrobes with shelf-and-rail, while the second double bedroom is also a good size and could also make an excellent, quiet home office. Finishing the accommodation is a WC room, and a contemporary shower room with large walk-in suite with dual showers including a gravity shower. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Furniture items could be available upon negotiation.

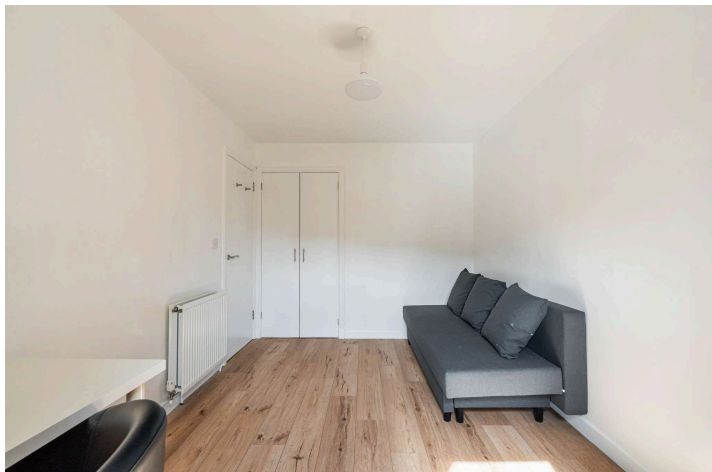
Externally, the property benefits from a private sunny patio garden to the rear, and ample residential permit parking.

Oakfield Place is a small residential terrace tucked just off The Pleasance mere moments from the heart of The Old Town, Cowgate and The Royal Mile. The coffee shops, restaurants, bars and stores of Newington are also within the immediate vicinity, along with Edinburgh University. For recreation The Commonwealth Pool is nearby and offers gym facilities, and the wide-open spaces of Arthur's Seat and Holyrood Park are just a few hundred metres away. There are regular buses to and from the City Centre on West Richmond Street, alternatively the City Centre is accessible on foot as is Waverly Station. The city bypass, motorway networks, The Royal Infirmary and Edinburgh International Airport are all easily accessible via Dalkeith Road.





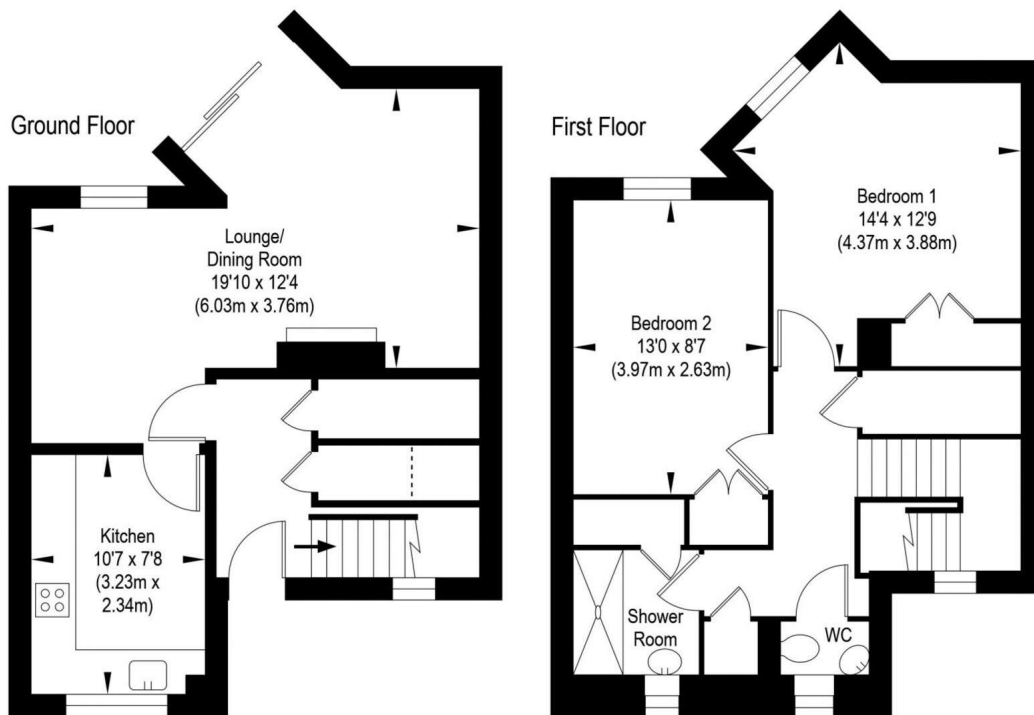








Approx. Gross Internal Floor Area 87 Sq M / 936 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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