



35/5 Parkside Terrace, Newington
Edinburgh, EH16 5XP

Hall
Living Room
Fitted Kitchen
Double Bedroom
Single Bedroom
3-Piece Bathroom Suite
Double Glazing & Electric Heating Throughout
Factored By Charles White - Approx. £83 per month with £280 deposit
EPC: D
Council Tax Band: D

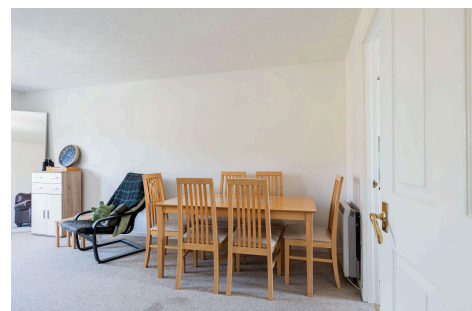
A bright and spacious two-bedroom apartment on the second-floor of a modern development in Edinburgh's Newington area, with exceptional views of Arthur's Seat and Salisbury Crags. The property provides a comfortable and contemporary living space with a well-designed layout, and offers an abundance of convenient amenities nearby.

Accessed through a secure entry system and well-kept stairwell, the accommodation comprises; welcoming hallway with storage cupboard, generously proportioned living room with plenty of space for a comfortable seating area, as well as additional furniture to suit your needs, contemporary fitted kitchen with base and wall-mounted units and appliances including electric oven, induction hob, and refrigerator, spacious master bedroom with built-in wardrobes with mirrored sliding doors, naturally bright single bedroom which could also make an excellent home office, and modern three-piece bathroom suite with power-shower over bath. Double glazing and electric heating throughout ensures a comfortable living environment all year round.

Furniture could be included in the sale upon negotiation.

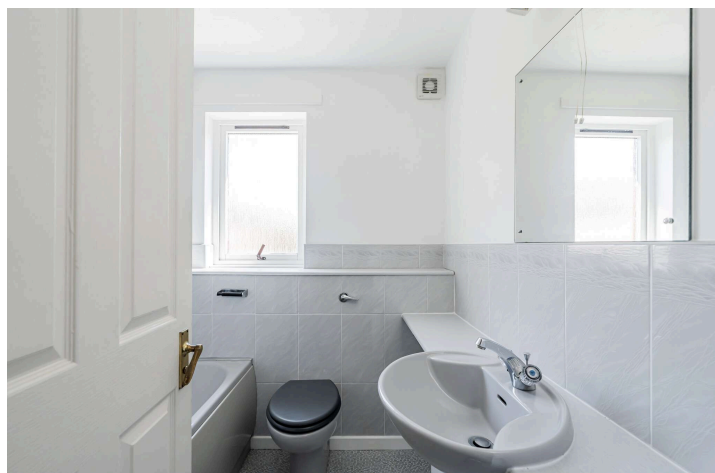
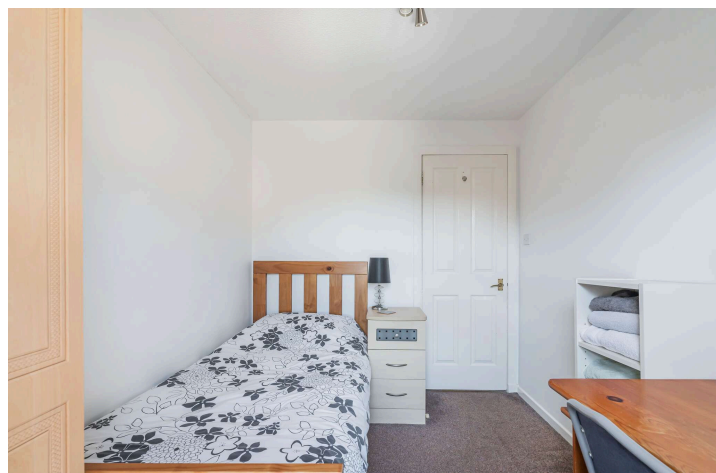
Externally, the property benefits from attractive and sunny communal grounds, offering residents the opportunity to enjoy outdoor spaces without the need for maintenance. Additionally, residents' parking is available, ensuring convenience and ease.

Newington is a thriving community in Edinburgh's south side, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.







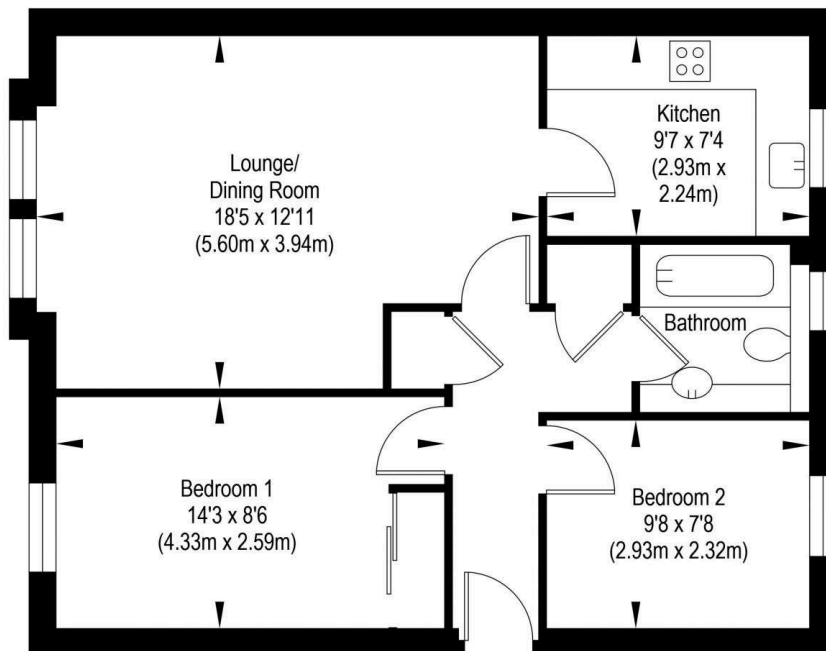






Approx. Gross Internal Floor Area 56.18 Sq M / 605 Sq Ft.

Second Floor



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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