

Jardine Phillips
Solicitors • Estate Agents

NEWINGTON

183/5 DALKEITH ROAD
EH16 5DS



2



1



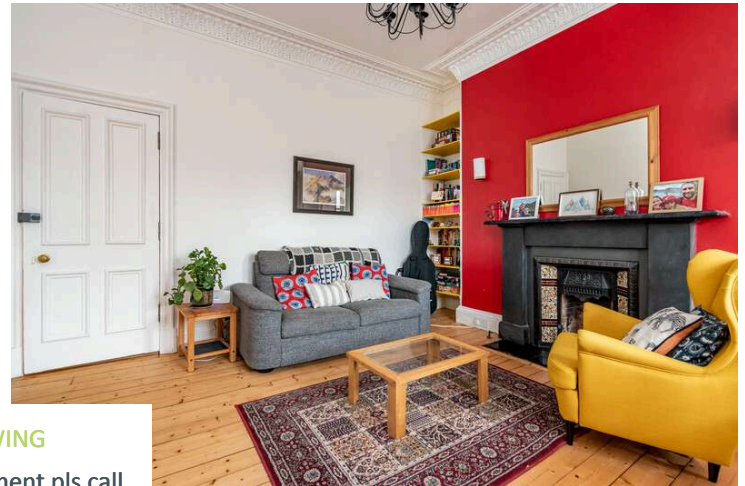
2

EPC RATING: C

OFFERS OVER £310,000

PROPERTY DESCRIPTION

- Open hallway with loads of storage
- Bay windowed living/dining room to front with original open fireplace & alcove shelving
- Contemporary kitchen/diner with amazing view over to Arthur's Seat and stunning range of grey green shaker style kitchen units with pan drawers, pantry cupboard, copper handles, wine racks, appliances & feature tiling
- Dining area with bespoke bench seating, clothes pulley and wall heating
- Large master bedroom with twin windows leading to -
- Boxroom – great for storage or use as a study
- Second double bedroom to the rear with original fireplace
- Family bathroom with tongue & groove panelling, bath with mains shower over, sink, wc & wall mounted storage cupboard
- Gas central heating from wall mounted combi condensing boiler in the kitchen with the added benefit of oversized radiators throughout, with Tado smart control system, meaning the boiler can run at a reduced output temperature making it more efficient. There is also wall heating in the dining area
- Rear walls & some party walls have been insulated with natural wood fiber insulation and lime plaster, allowing natural moisture control of the walls
- Decentralised MVHR system, improving air quality and avoiding damp, while keeping the flat energy efficient
- Upvc double glazed tilt and turn windows
- A wealth of period features including strip floors, cornicing, panelled doors, Edinburgh press shelving & tongue & groove panelling
- Well maintained communal rear walled garden with large lawn
- On street parking



VIEWING

By Appointment pls call

Jardine Phillips

0131 4466850





TRADITIONAL TWO BED PLUS BOXROOM THIRD FLOOR FLAT IN POPULAR NEWINGTON - UPDATED WITH ENERGY EFFICIENT SYSTEMS

This period property has been updated by the previous owner, a renewable energy engineer, to a high standard of energy efficiency, reducing bills while dramatically improving comfort and air quality. High quality tilt and turn windows have been installed throughout, making the property very quiet. Its period charm has been preserved throughout, with a wealth of period features and a contemporary shaker style kitchen - ideal for entertaining. It would be perfect for first time buyers, young professionals, sharers, investors or a family, being in the catchment for the well renowned James Gillespie High School. Shopping is available at nearby Cameron Toll and there are excellent transport links into the city centre. Located close to the Royal Infirmary, Kings Buildings and Edinburgh University with the open spaces of Holyrood Park & Arthur's Seat on your doorstep.

AREA

Newington is a very popular area in the south of the city, within easy walking distance or a short bus ride from the city centre. There are a wide range of shops, supermarkets, retail outlets, coffee shops, bars & restaurants available in Newington and nearby Cameron Toll. Edinburgh University, Kings Buildings & the Royal Infirmary are very close by, as well as a wide range of amenities including a library, the Royal Commonwealth Pool & gym and the Festival Theatre. The flat is also well placed for lots of walks and open spaces including Holyrood Park, Arthur's Seat and the Meadows. The property is in the catchment for Preston Street & St Peter's RC Primary Schools & the well renowned James Gillespie High School. There are regular bus routes both into and out of town and there is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The light fittings, electric hob, oven, cooker hood, integrated dishwasher, integrated fridge & freezer & freestanding washing machine are included in the sale.

HOME REPORT VALUATION
£320,000

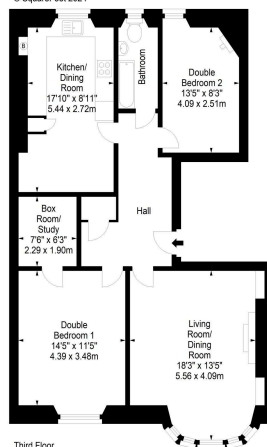


Living/dining room	18'3 x 13'5 (5.56 x 4.09m)
Kitchen/dining room	17'10 x 8'11 (5.44 x 2.72m)
Bedroom 1	14'5 x 11'5 (4.39 x 3.48m)
Bedroom 2	13'5 x 8'3 (4.09 x 2.51m)
Boxroom/study	7'6 x 6'3 (2.29 x 1.90m)

Dalkeith Road,
Edinburgh,
Midlothian, EH16 5DS



Approx. Gross Internal Area
959 Sq Ft - 89.09 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.