

291/2 Dalkeith Road

EDINBURGH, EH16 5JU



*Beautifully Finished Three-Bedroom
Flat with Private Garden Access*



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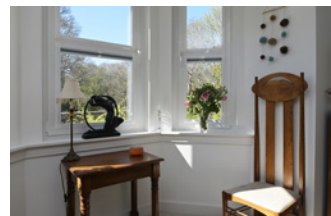


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Situated in a desirable location on Dalkeith Road, this beautifully presented ground-floor flat offers spacious and stylish living in immaculate condition throughout. Finished to an exceptional standard, this home blends modern design with period charm, making it an ideal choice for professionals, families, or downsizers seeking comfort and convenience in a prime Edinburgh location.

THE LIVING ROOM

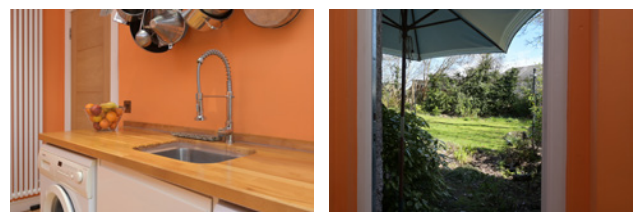


Step into the welcoming entrance hallway and discover the bright and airy living room to your right. This elegant space is enhanced by large double-glazed bay windows that flood the room with natural light, and a feature electric fire adds a cosy focal point.

THE KITCHEN



Adjacent to the living room is the contemporary kitchen, thoughtfully designed with clean lines and high-quality finishes. The kitchen is fully fitted with an integrated oven, induction hob, microwave, and fridge/freezer – perfect for both everyday living and entertaining. A rear door from the kitchen leads directly to a private rear garden and then onto the well-maintained communal garden, offering a peaceful outdoor retreat.



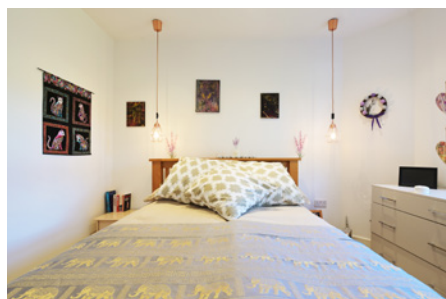


The property boasts three generous double bedrooms, including a principal bedroom complete with a stylish three-piece en-suite shower room. A modern three-piece family bathroom with a full-sized bath completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



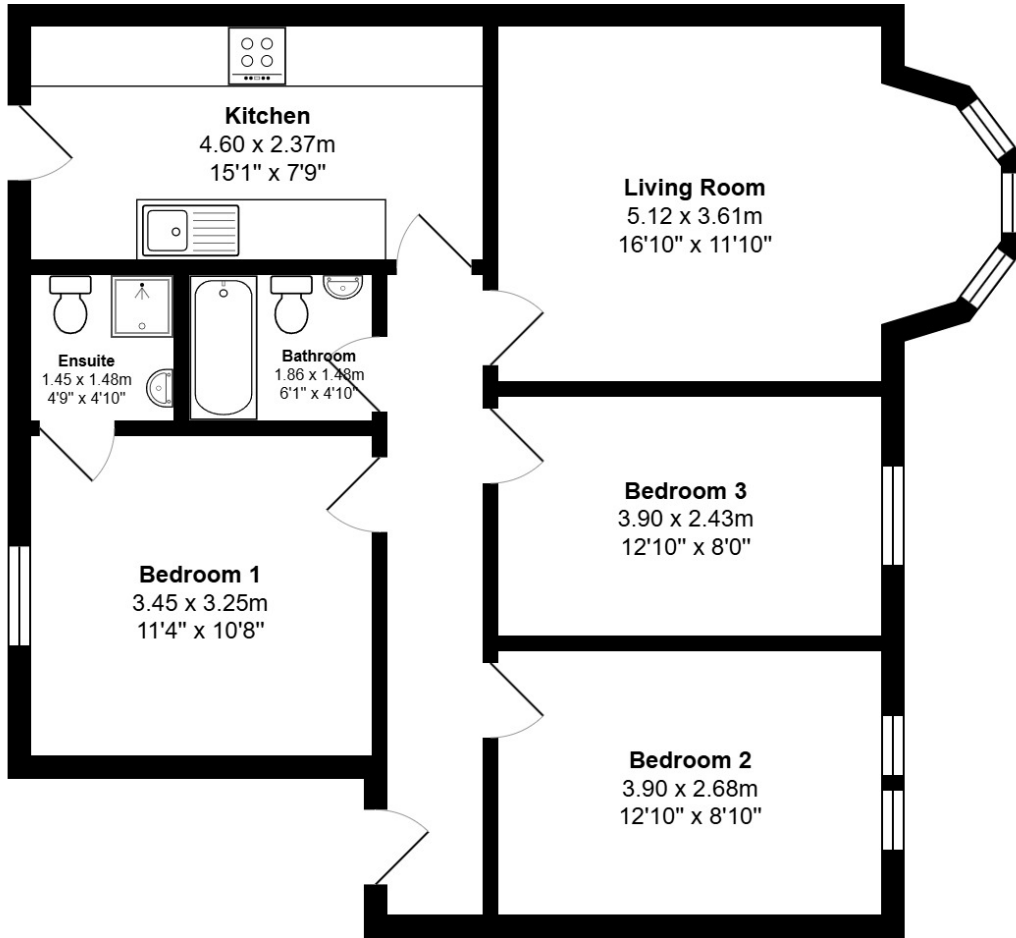
Externally, the property benefits from a private front garden and access to the beautifully kept communal garden to the rear, providing excellent outdoor space in a central location.

This superb ground floor flat offers high-quality living in a sought-after area, with easy access to local amenities, transport links, and green spaces. Early viewing is essential to appreciate the quality and space on offer.

EXTERNALS

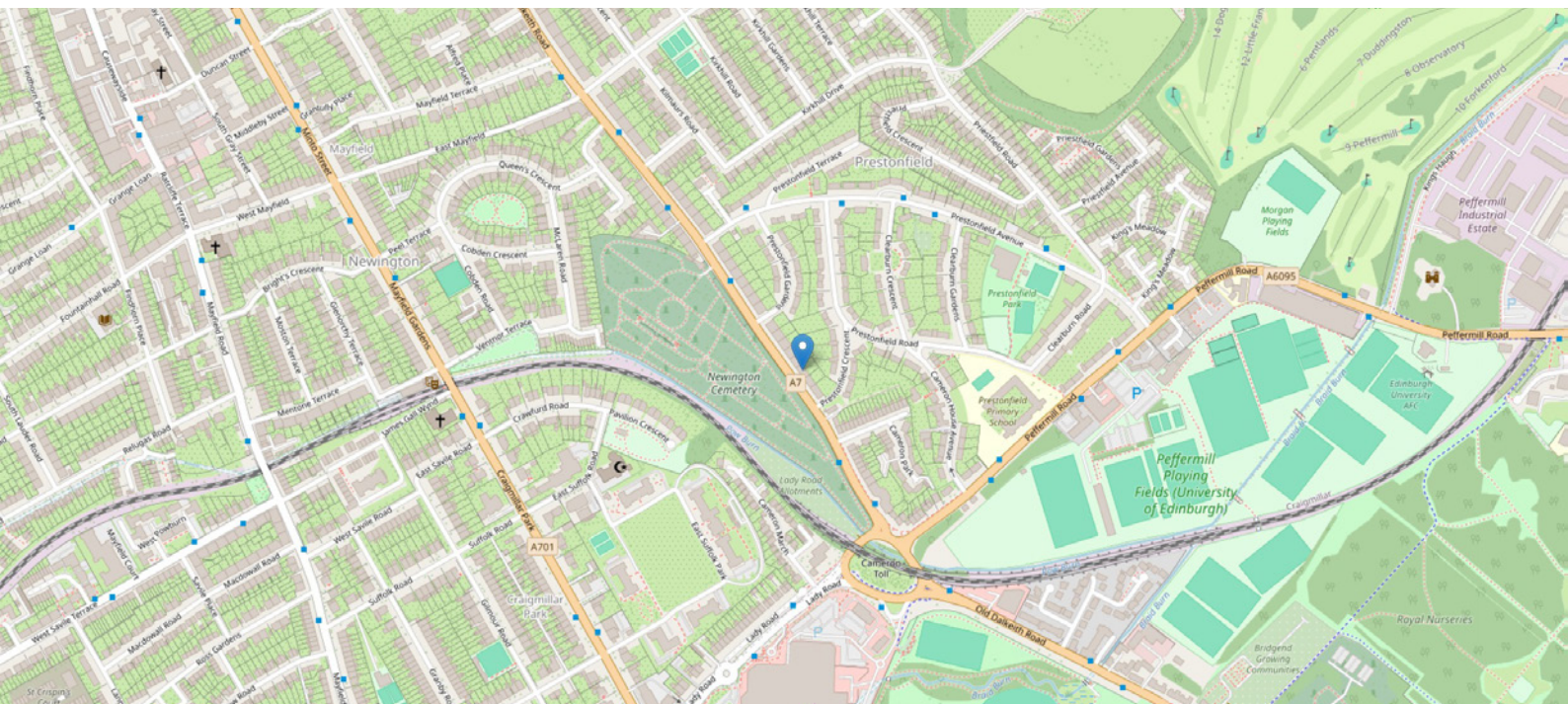


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: C



THE LOCATION

The property is situated within the sought-after area of Newington, close to excellent local day-to-day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre, both a short drive from the property. There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas.





Excellent leisure and recreational facilities can be found close by which include the Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer, including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.



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