

# 291/1 Dalkeith Road

EDINBURGH, EH16 5JU



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



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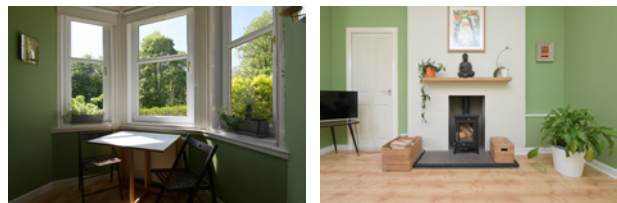
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Nestled on the sought-after Dalkeith Road in the heart of Newington, this beautifully presented ground-floor flat offers spacious and stylish accommodation, ideal for a range of buyers. The property comes to market in excellent condition throughout.

# THE LIVING ROOM



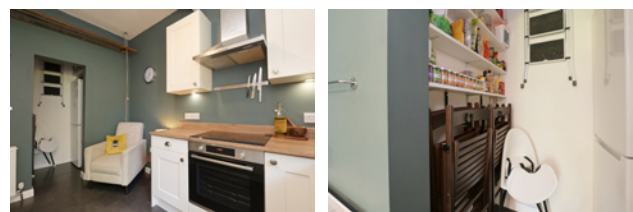
Stepping through the front door, you are welcomed into a bright hallway that leads you to the heart of the home: a light-filled living room situated to the left. This inviting space is enhanced by elegant double-glazed bay windows that flood the room with natural light, while a charming log-burning stove adds warmth and character, creating the perfect place to relax or entertain.



# THE KITCHEN



Adjacent to the living area is a contemporary kitchen, thoughtfully designed with both style and functionality in mind. It features a modern electric hob and oven, integrated appliances, and ample storage and worktop space. From here, doors open out to a private decking area, ideal for outdoor dining or morning coffee, which leads on to the shared communal garden.





The property boasts three generously sized double bedrooms—all with built-in wardrobes—and a sleek, modern bathroom suite.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





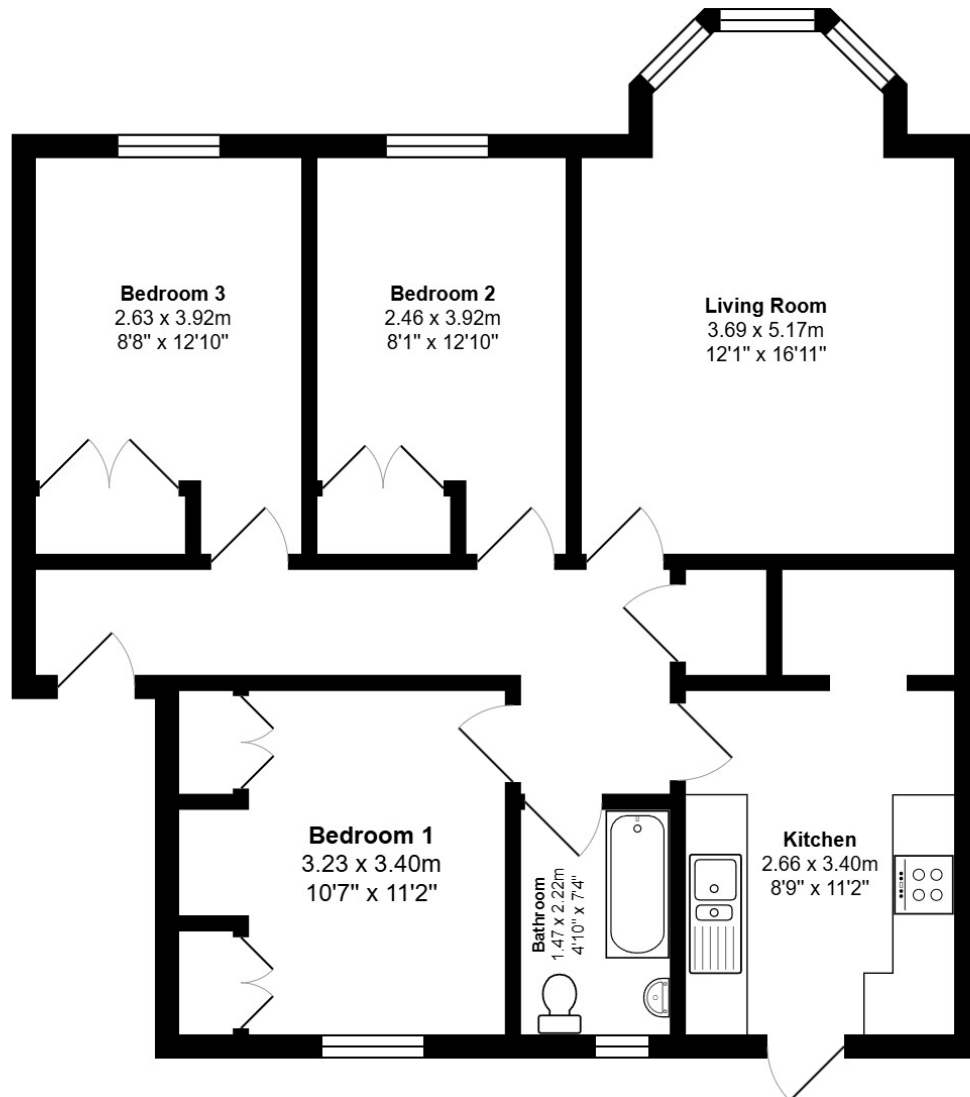
This well-proportioned flat combines period charm with modern finishes and is ideally positioned for enjoying everything Newington has to offer, from excellent local amenities to easy transport links and green spaces.

# EXTERNALS



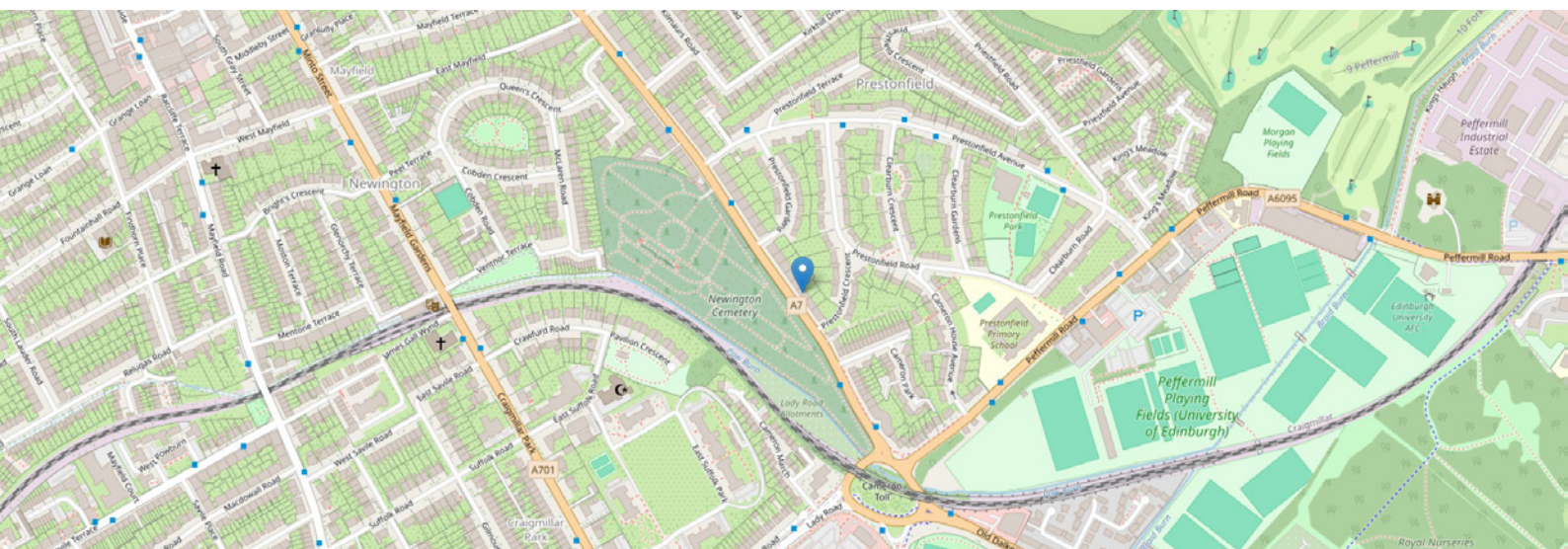


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | 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. Excellent schooling can be found at primary and secondary levels within the vicinity including Preston Street Primary and James Gillespie High School.

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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