

11 Cameron Park

NEWINGTON, EDINBURGH, EH16 5JY



*Spacious Three Bed Family Home With
Excellent Potential In Newington*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this spacious three-bedroom family home to the market in the heart of Newington offering an excellent opportunity to create the perfect family home.

THE LOUNGE



The ground floor comprises an entrance vestibule, hallway, lounge, dining room, family room, kitchen and WC.

THE DINING ROOM



THE FAMILY ROOM



THE KITCHEN



There is a self-contained bedroom/office which would be classified as a fourth bedroom or a spacious home office on the upper level to the rear, an excellent home working space.

OFFICE/BEDROOM 4





On the first floor, the house has three generous double bedrooms, one of which benefits from a large bay window flooding the room with natural light. In addition, there are two other double bedrooms and a modern wet room fitted with a WC.

THE WET ROOM



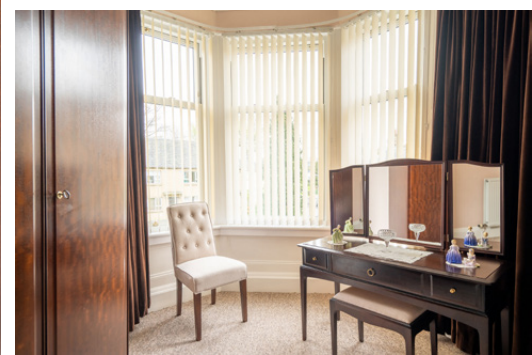
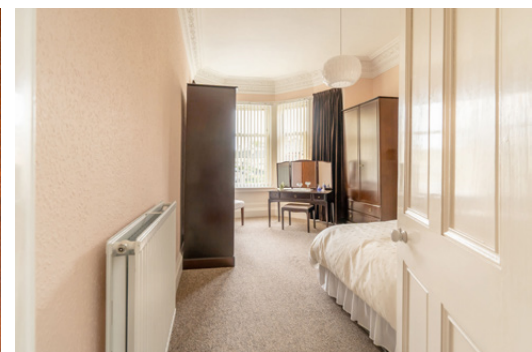
BEDROOM 1



BEDROOM 2



three generous double bedrooms, one of which benefits from a large bay window flooding the room with natural light



BEDROOM 3



In addition, the property benefits from modern central heating, ample storage space with large cupboards, pantry loft and garage. The house also benefits from a private front and rear garden.

EXTERNALS



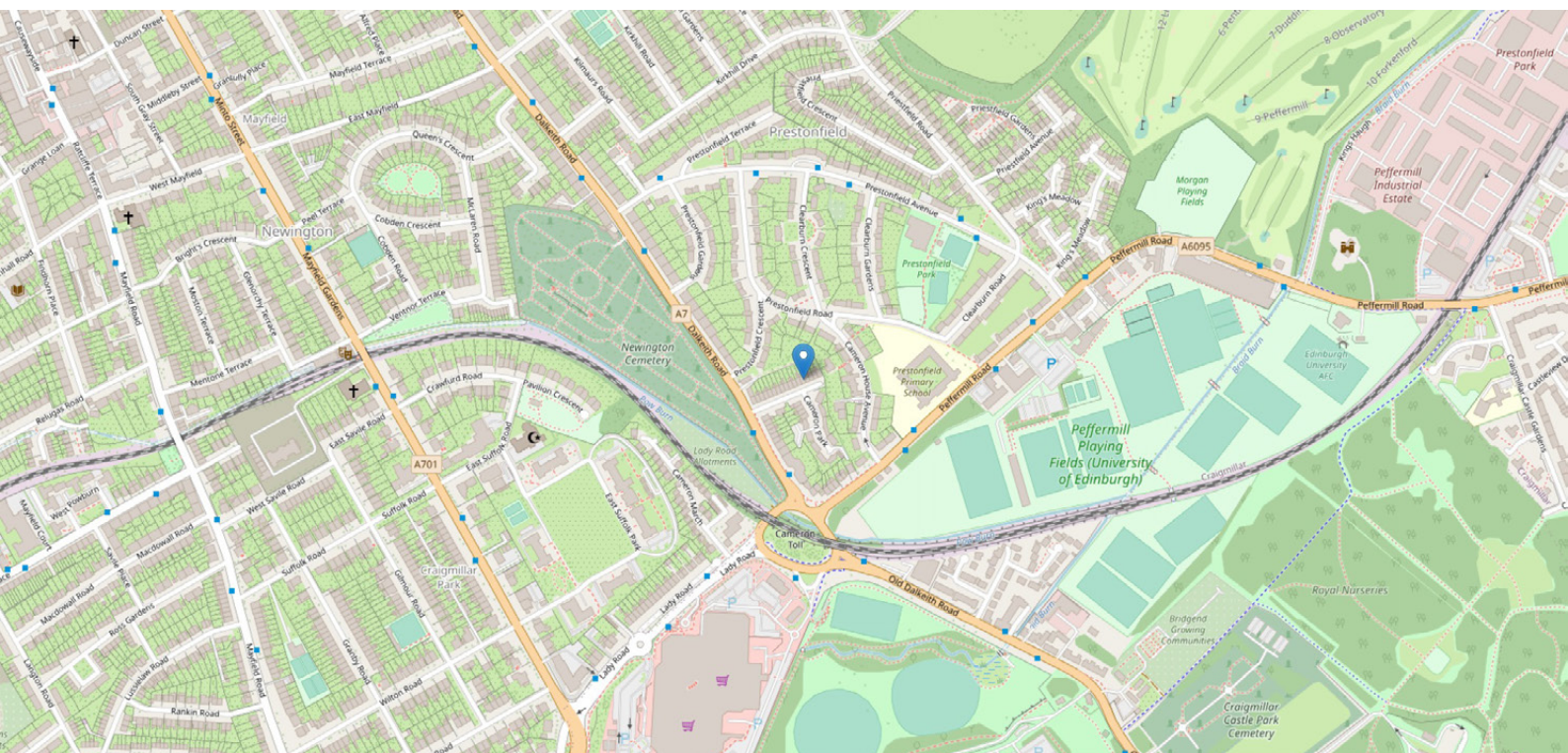


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 145m² | EPC Rating: D



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 includes 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, bistros and restaurants with the city centre easily accessible by way of good public transport services.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



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ALLY CLARK
Designer

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