



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/5 Bernard Terrace

Newington, Edinburgh, EH8 9NX

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Forming part of a handsome, traditional building in Newington, within the South Side conservation area, this second-floor flat is an ideal size for first-time purchasers, city professionals, couples, and rental investors alike. Although the property would now benefit from a modernising touch, it gives the new owner an exciting blank canvas to put their own stamp on. Also, an alternative floorplan has been created to show the possibility for transforming the current kitchen, living, and dining rooms into a modern open-plan space.

Extras: All fitted carpets and fitted floor coverings, light fixtures & fittings, appliances and all furniture to be included in the sale. Please note, the property will be sold as seen with no warranties or guarantees will be provided as to the working order of the systems and appliances.

Property Summary

- Traditional second-floor flat in Newington
- Opportunity for modernisation and reconfiguration
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Large southeast-facing living/dining room
- Good-sized kitchen
- Two sunny double bedrooms (one with a built-in wardrobe)
- Three-piece bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone 7)
- Gas central heating system
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £280,000





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dream property!



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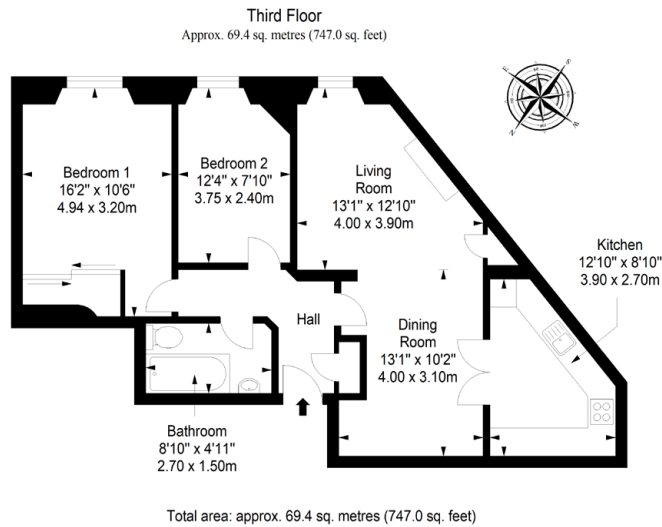
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Alternative Floorplan

