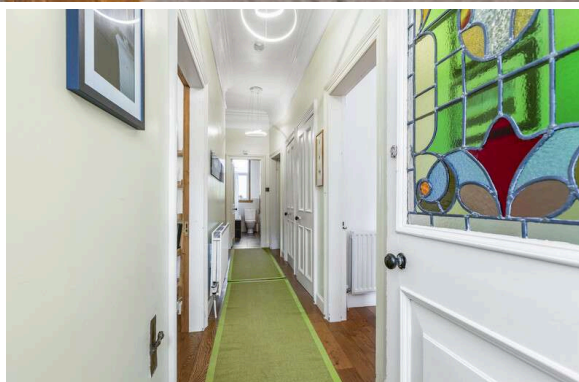




17 Kirkhill Road
NEWINGTON | EDINBURGH | EH16 5DE

warners
solicitors & estate agents



17 Kirkhill Road

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Superb traditional lower flat, quietly situated in a quiet residential street in the highly sought after Newington district of Edinburgh to the south of the city centre.

This stunning home has been tastefully decorated throughout blending period features with modern fittings and is offered to the market in move-in condition. The spacious living room is flooded with an abundance of natural light through the large, south-west facing bay windows. The contemporary kitchen/dining room is well appointed and benefits from a large storage cupboard. Off this lies the utility room, from which access is granted to the large and well maintained private rear garden, an ideal spot for enjoying the best of the summer weather.

Both bedrooms are well-sized doubles, and a modern family bathroom completes the accommodation internally.

Offering easy access to outstanding public transport links, and with excellent nearby amenities including the Royal Commonwealth Pool, Prestonfield House and Holyrood Park, early viewing is essential to appreciate everything that this beautiful home has to offer.

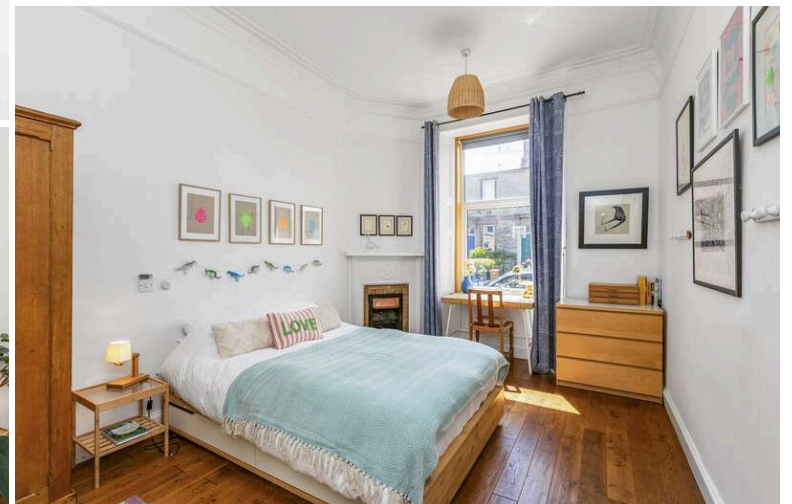
- Spacious, two-bedroom lower flat
- Sought after location
- Large well-lit living room
- Kitchen/dining room
- Two well-sized double bedrooms
- Family bathroom
- Entrance hallway with storage cupboards
- Gas central heating
- Double glazing
- Private front & rear gardens

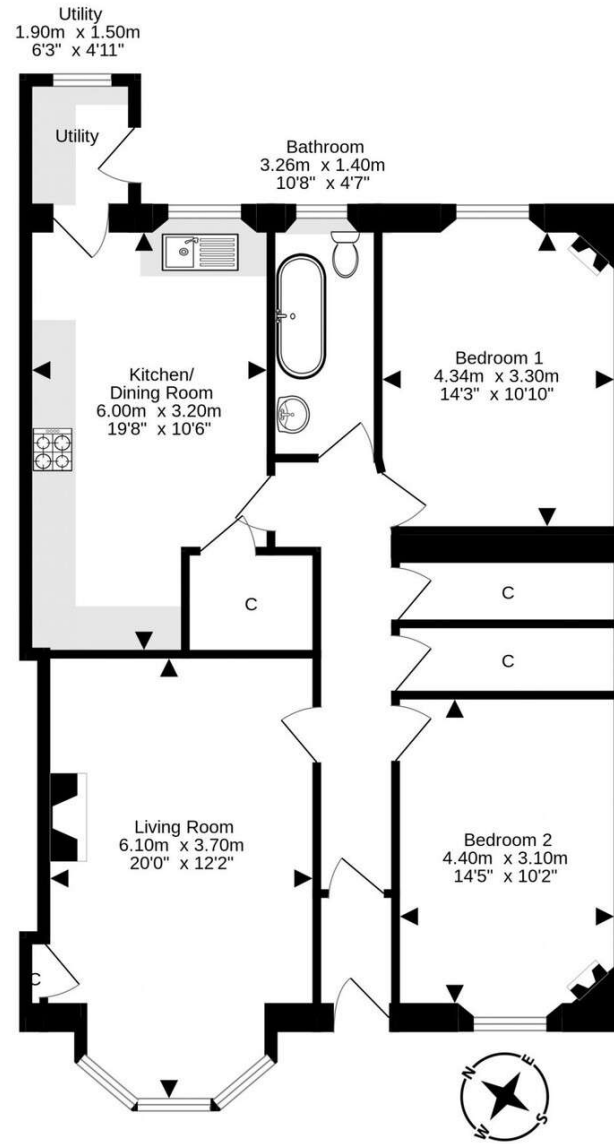
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

Extras included in this sale are all fixtures and fittings. All other furniture can be available by separate negotiation. EPC rating D





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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