



22/2 Minto Street
NEWINGTON | EDINBURGH | EH9 1RQ


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solicitors & estate agents



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Superbly proportioned two bed lower flat within a grand B-listed Georgian building, retaining many attractive period features and benefiting from private and shared gardens, plus an allocated parking space. The property is located in a sought after, high amenity area with excellent transport links into the City Centre, and convenient for those connected to the central universities and Royal Infirmary.

Viewing is highly recommended to appreciate this lovely home, showcasing high ceilings, tall windows and fine examples of traditional decorative finishes. The impressive public room boasts west facing triple window flanked by pillars and painted panelled surround, a feature mantelpiece, decorative cornice and ceiling rose, and the warmth of sanded flooring. A good range of units is fitted within the kitchen providing great storage space and here you'll find space for eating and a charming arched window looking out to the shared front garden. The principal bedroom has a bay window, mirrored wardrobes, cornicework and sanded flooring. Double bedroom 2 also features cornicework to the ceiling. The communal entrance gives access to a good sized private cellar with lighting. To the rear of the building is a private garden with lawn and mature planted stock, ideal for sitting out. The parking space allocated to this property is located nearby, with vehicular access from Grantully Place, just off Minto Street. A superbly stocked shared garden to the front is well screened from the road and has a west facing aspect catching the afternoon and evening sun.

- Triple window living/dining room with fireplace
- Fitted dining kitchen
- Principal bedroom with en-suite
- Second double bedroom
- Bathroom
- Storage boxroom
- Gas central heating
- Double glazing
- Entryphone access into communal entrance
- Private rear garden
- Allocated parking space
- Shared front garden
- Private cellar with power

Factor fee: approx £1,200 per annum



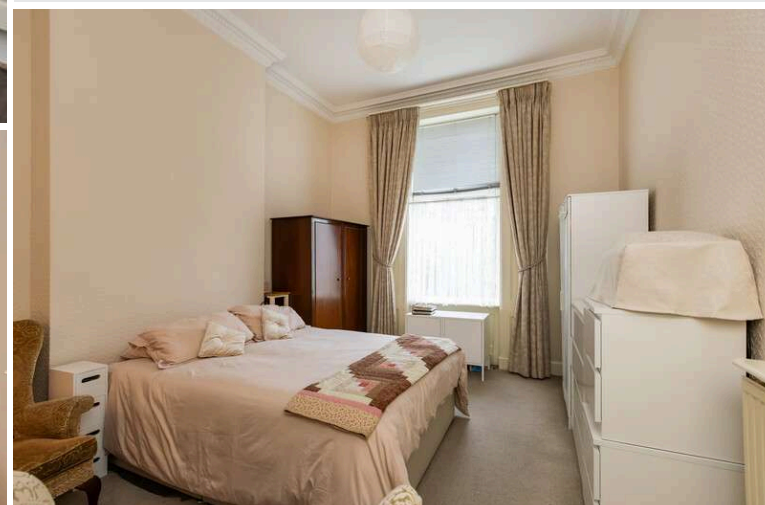
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

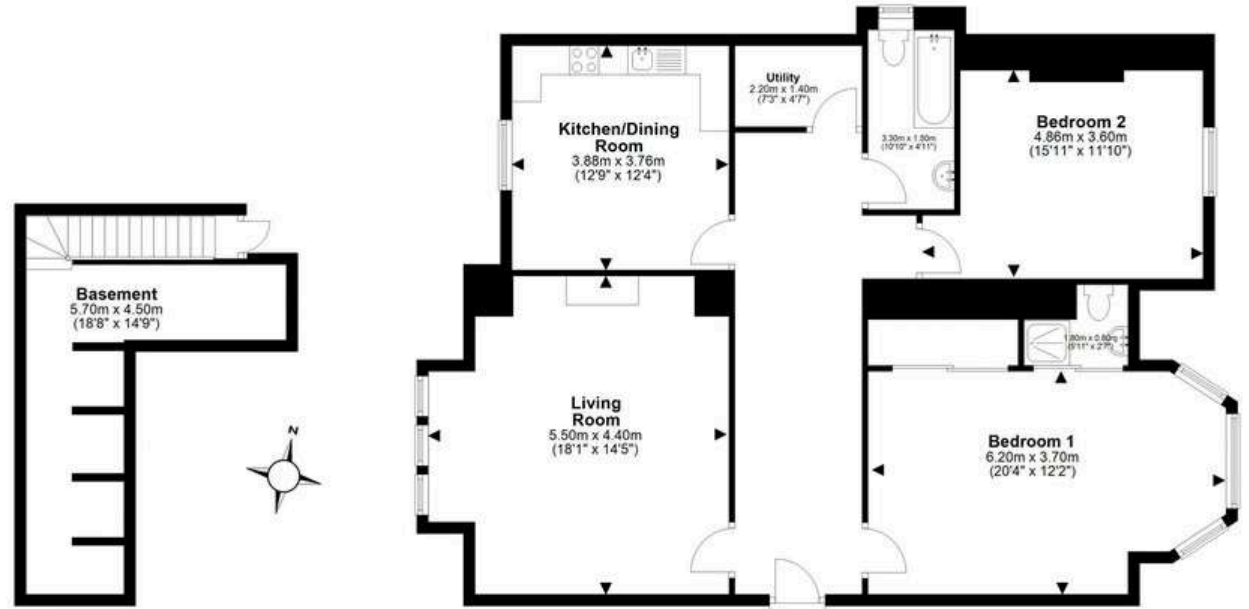


Extras included in the sale are all curtains, blinds, refrigerator, dish washer, washing machine and tumble dryer. Most items of furniture are available by separate negotiation.

EPC rating D. Council Tax band F. Factor fee approx. £1200 per year.

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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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

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