



7 (PF1) Macdowall Road
NEWINGTON | EDINBURGH | EH9 3EE


warners
solicitors & estate agents



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Warners are thrilled to present this exceptional two-bedroom ground floor flat, located within a charming traditional Victorian tenement in one of Edinburgh's most desirable areas, just south of the city centre. Ideally situated for easy access to local amenities and prestigious universities, this stunning home combines comfort, character, and convenience.

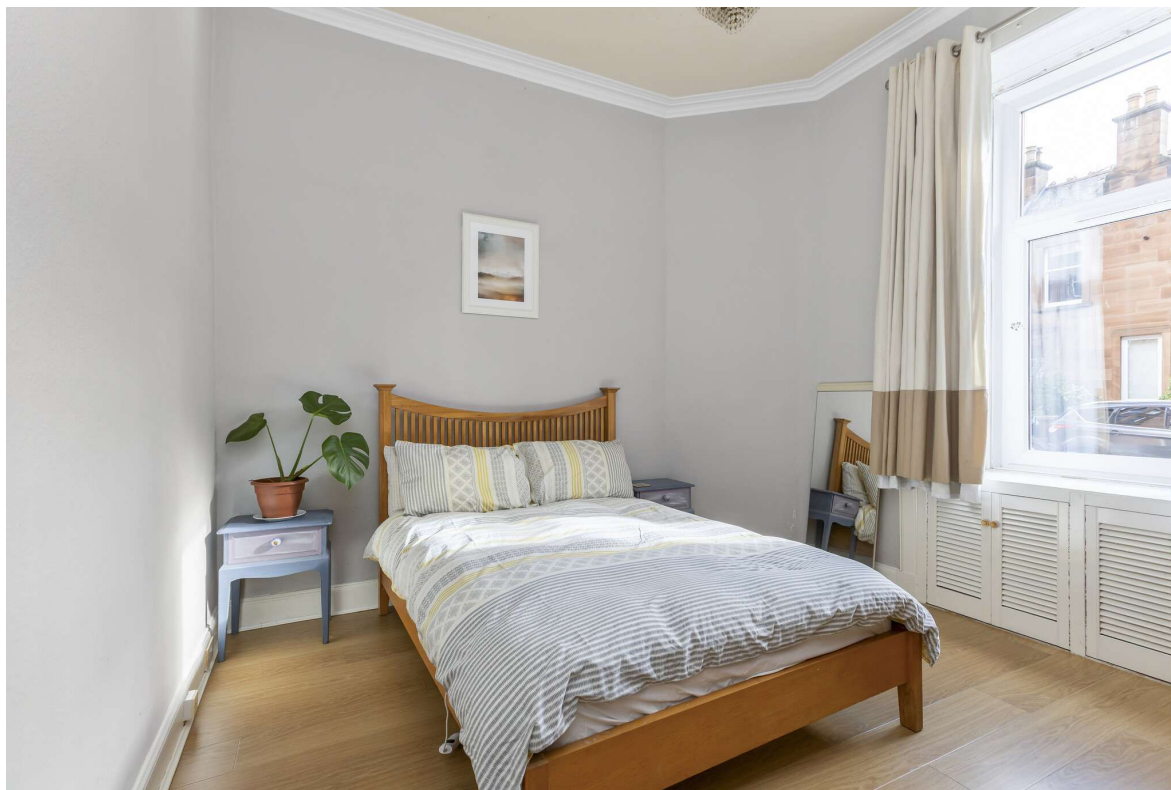
Offered in pristine decorative order, the property boasts spacious, light-filled living areas that would appeal to both couples and investors, particularly given its close proximity to Kings Buildings. Adding to its appeal is the attractive south-facing aspect to the front, providing an abundance of natural sunlight.

The accommodation comprises a welcoming central reception hall with built-in storage, a generously sized bay-windowed living room with a striking feature fireplace, creating a wonderful focal point. The expansive kitchen/dining area offers distinct zones for cooking and dining, along with the added benefit of a large pantry cupboard. There are two well-proportioned double bedrooms and a stylish shower room featuring a walk-in shower. The property is further enhanced by gas central heating and a secure entry system.

- Outside, the flat benefits from a shared rear garden, raised paved enclosed area in front of the property and unrestricted on-street parking, adding to the overall appeal of this superb property.
- Prime location near city centre and universities.
- Bright, spacious with south-facing aspect.
- Immaculate condition throughout.
- Walk-in shower in modern shower room.
- Perfect for investors near Kings Buildings.
- Shared garden and on-street parking.

All integrated kitchen appliances including oven, hob, two undercounter fridges, freezer, washing machine, dishwasher are all included in the sale. Other items of furniture can be available by separate negotiation. EPC Rating D.

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



There are no factoring charges associated with this property.

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 Blackford Hill, The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.

