



20/2 Parkside Terrace
NEWINGTON | EDINBURGH | EH16 5XW

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An exciting opportunity has arisen to acquire this one-bedroom ground floor flat in the highly popular Newington district of Edinburgh, just south of the city centre. Nestled on the edge of Holyrood Park - a unique city space with the iconic Arthur's Seat as its backdrop - this property offers an unparalleled blend of urban convenience along with natural beauty.

The inviting open-living room has attractive twin windows and looks out onto the development, the fully fitted kitchen currently comprises a fridge/freezer, washer/dryer, breakfast bar and an electric hob, oven and fan. The generously proportioned bedroom benefits from built in storage and completing the accommodation is the shower room with walk in shower and WC. The property also benefits from a hallway with two storage cupboards, secure entry and residents parking including a further visitors space. Highly recommended for both investors and first-time buyers, with its immense appeal and investment potential.

- Modern one-bedroom ground floor flat in sought-after Newington
- Offering accessible city life and scenic surroundings
- Fully fitted Kitchen
- Well-proportioned bedroom with built in storage
- Spacious living room with pleasant outlook
- Gas central heating and double glazing
- Residents' parking and further visitors' space

All fixtures and fittings will be included in the sale, the sofa may also be included if desired.

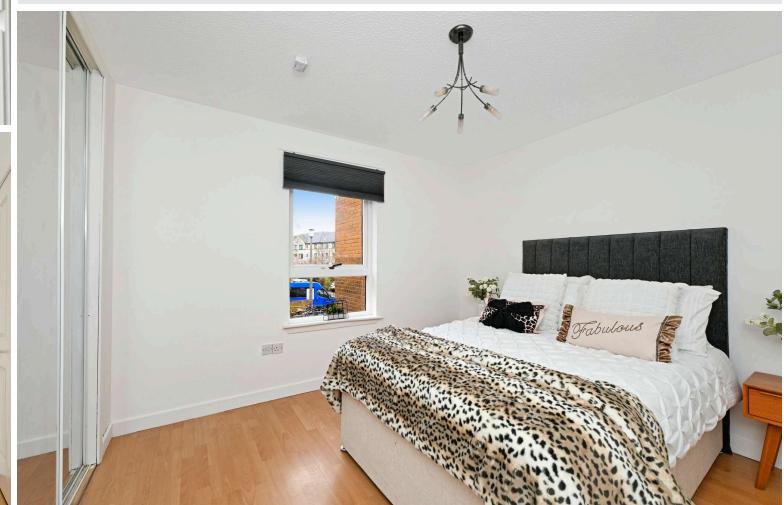
Factor fee payable to Charles White, approximately £60 per month., Buildings insurance approximately £135 per quarter.

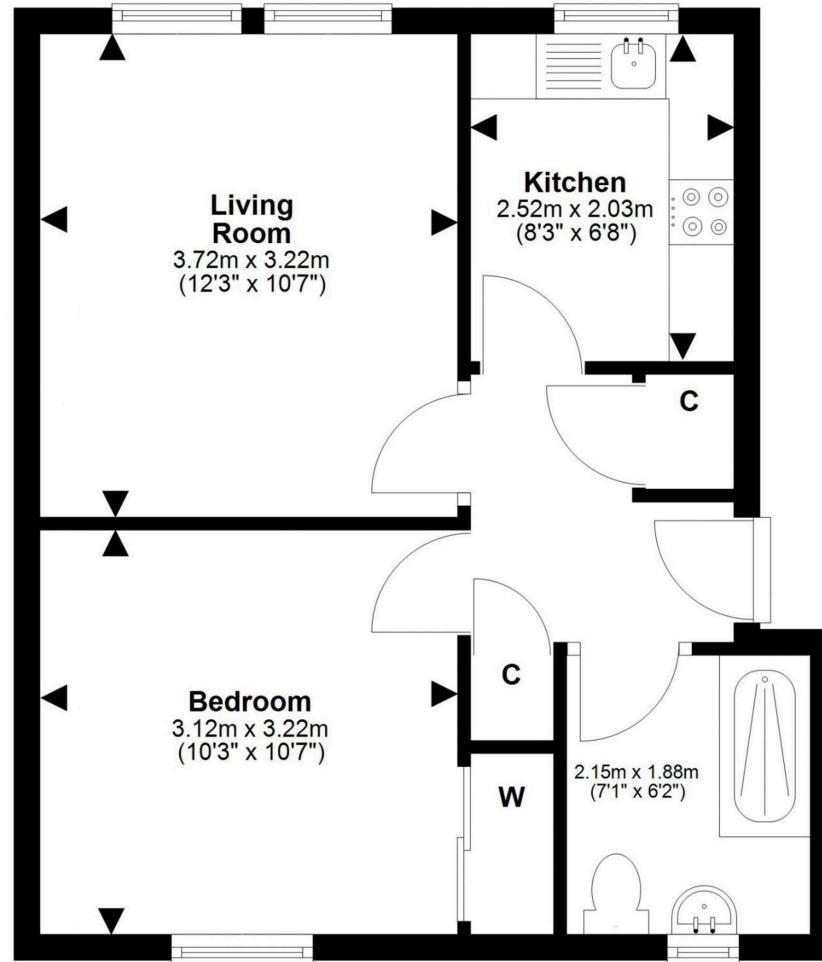
Energy rating C and Council Tax Band D

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



The property is conveniently located near the University of Edinburgh's George Square campus and Pollock Halls of Residence, making it ideal for students and university staff. Additionally, the area boasts excellent local schools, making it a great choice for families. The nearby Edinburgh Royal Infirmary ensures residents have access to top-quality healthcare facilities. The city centre is easily accessible on foot or by public transport, offering a seamless blend of urban living and connectivity. Being close to Edinburgh's central business district also makes it an attractive option for professionals. Residents will enjoy a wealth of local amenities and leisure facilities, including the Royal Commonwealth Pool, Queens Park, and a wide variety of trendy cafes, bars, restaurants and shops all within walking distance. Enjoy the peace and countryside feel through walks in the nearby Holyrood Park, famous for hiking up the Arthur's Seat. Holyrood Palace and the Scottish Parliament Building is just at the foot of Holyrood Road, adding a historical charm to the area. The property is close to cultural landmarks such as the National Museum of Scotland and the Festival Theatre, providing ample entertainment and learning opportunities.





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