

COULTERS[©]

10 BURGESS TERRACE

NEWINGTON, EDINBURGH, EH9 2BD

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

An extremely impressive and spacious four bedroom semi-detached house within a small cul-de-sac. Situated in a quiet cul-de-sac in the centre of Newington, the house benefits from a lovely private front and rear garden and driveway parking.



KEY FEATURES



Handsome semi-detached house.



Four double bedrooms.



Sunny south-west facing rear garden.



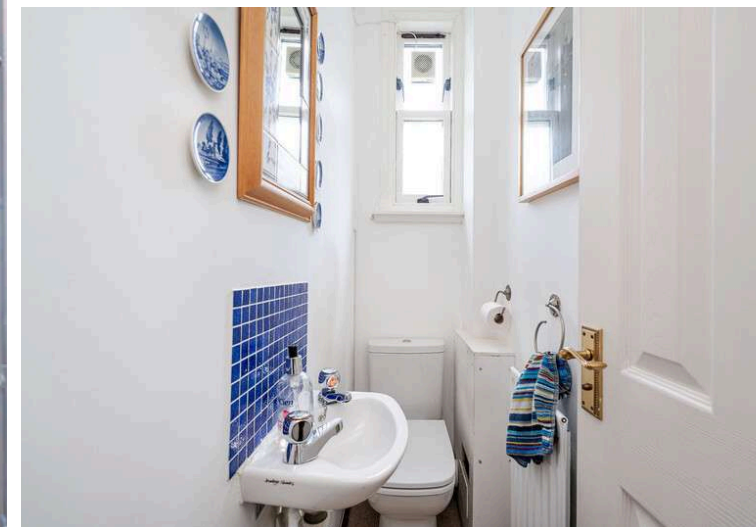
Driveway parking for 2 cars.



Quiet residential street in highly desirable area.



Excellent local amenities nearby.



The kitchen has a traditional fitted kitchen with integrated appliances and space for dining table and a door leading to the private rear garden.

The first floor comprises 2 large double bedrooms, one with an ensuite shower room. Two further double bedrooms and a family bathroom complete the first floor accommodation. The upper landing provides storage cupboards and access to the large loft space.





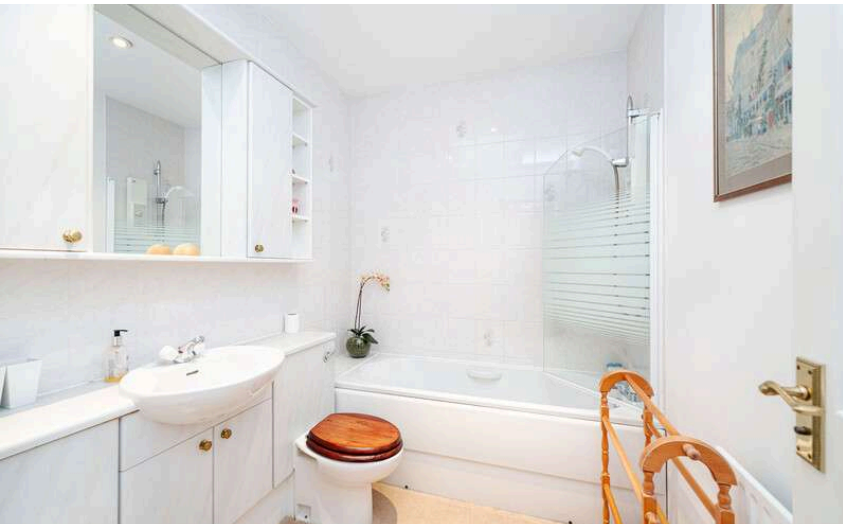
MORE INFORMATION

Externally, the property offers beautifully maintained garden grounds which comprise a paved seating area adjacent as you exit the house to the rear, a large flat lawn area and surrounding flower beds.

To the front of the house, there is a paved driveway which provides off-street parking for two cars.

The property also benefits from central heating and double glazed windows throughout and is part of the Waverley Park neighbourhood and therefore has access to both nearby Waverley and Ventnor parks. Both parks offer great enclosed spaces particularly for small children and the kids all get to know one another.









THE LOCAL AREA

Newington is a beautiful residential area just a 20-minute walk from Edinburgh's Royal Mile. It has gorgeous Victorian architecture offering a vibrant and diverse neighbourhood which has a unique blend of historic charm and lively atmosphere. With excellent public transportation connections and a host of amenities Newington remains a highly sought after location for those who want to live in the city while also having a hint of natural beauty and history.

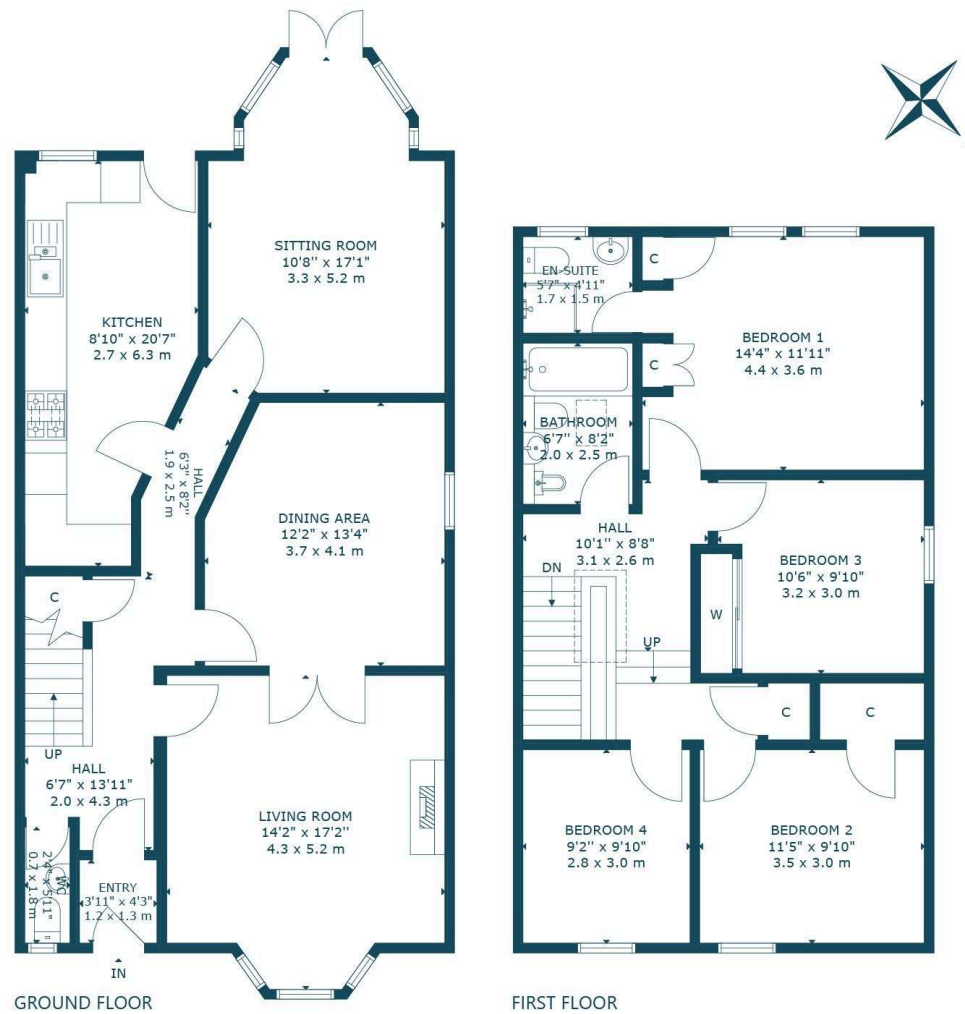
The area's main street, South Clerk Street, has many shops, restaurants, cafes and bars.

Newington is bordered by Holyrood Park which gives stunning views of Arthur's Seat. This also makes a perfect place to go on leisurely walks or to just enjoy the expansive green space. All blinds, light fittings, fitted flooring and integrated and free standing appliances are included in the sale price.

EXTRAS

All blinds, light fittings, fitted flooring and integrated and free standing appliances are included in the sale price.





10 BURGESS TERRACE, EDINBURGH, EH9 2BD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,633 SQ FT / 152 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.