

COULTERS[©]

19/4 RANKEILLOR STREET

NEWINGTON, NEWINGTON, EDINBURGH, EH8 9JA

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

19/4 Rankeillor Street is a well maintained three-bedroom apartment situated on the second floor in the highly sought-after Newington area. Just a stone's throw from the breathtaking Arthur's Seat, this spacious and well-presented property is an ideal opportunity for young professionals seeking a vibrant city lifestyle or an excellent investment for discerning buyers in Edinburgh.

The property comprises of expansive open-plan kitchen dining and sitting room area, designed for both relaxation and entertainment. The modern kitchen features a comprehensive range of floor and wall-mounted cabinets, fully equipped with integrated appliances including an induction hob, oven, fridge freezer, and extractor hood. Natural light pours into this inviting space, enhancing the warm atmosphere. A stunning feature fireplace completes the area, showcasing, while adding a touch of charm to the living space.

KEY FEATURES

-  Well presented second floor apartment.
-  Three double bedrooms, one with an en-suite.
-  Shared rear garden.
-  On street permit parking.
-  Within a short walk of Arthur's Seat.
-  Excellent local amenities nearby.



The accommodation further boasts two generous double bedrooms, with the primary bedroom featuring built-in wardrobe space and a stylish three-piece en-suite with a walk-in shower.. Completing the property is a third bedroom and a well-appointed three-piece family bathroom with an overhead shower.

Outside, the property offers access to a well-maintained shared rear garden, perfect for enjoying the outdoors, as well as on-street permit parking for residents. Original period features are seamlessly interwoven throughout the property, lending an air of classic elegance, while modern amenities such as gas central heating and a secure door entry system ensure peace of mind and comfort.





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.

Within Close Proximity to:

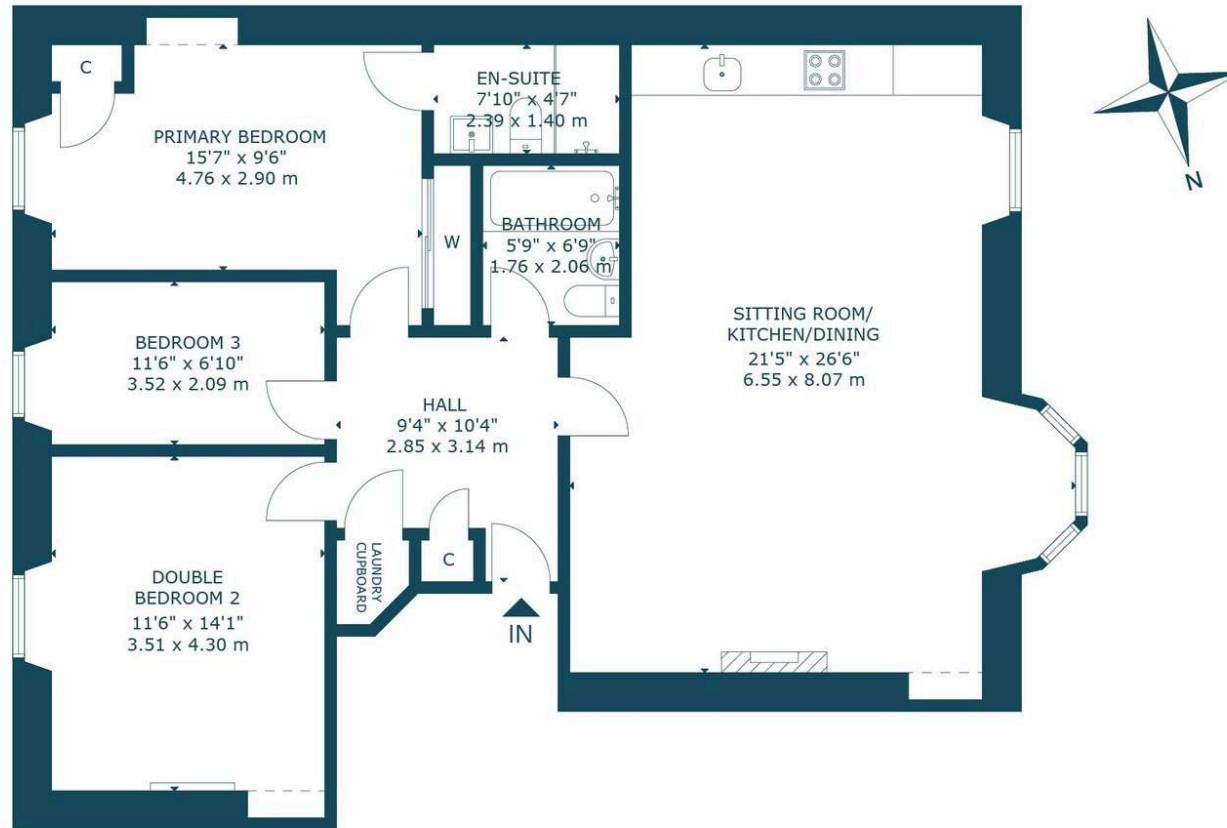
- The Meadows > 4 Minutes Walk
- The Edinburgh University > 6 Minutes Walk
- Royal Commonwealth Pool > 11 Minutes Walk
- Waverly Train Station > 16 Minutes Walk

EXTRAS

All light fittings, fitted flooring, the fridge/freezer and integrated kitchen appliances are included in the sale price.



COULTERS®



SECOND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,116 SQ FT / 104 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.