

COULTERS<sup>©</sup>

SNAX CAFE

102 2F1 BUCCLEUCH STREET

NEWINGTON, EDINBURGH, EH8 9NQ

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Enjoying an enviable setting directly overlooking The Meadows, this bright and well-proportioned one-bedroom flat is quietly positioned on the second floor of a traditional tenement in popular Newington. Forming part of the South Side Conservation Area, the property offers immediate access to the green space of the Meadows, is just a short walk from the University of Edinburgh, and is ideally placed for the city centre, making it an appealing prospect for first-time buyers, students, or investors.

## KEY FEATURES



One bedroom second floor flat.



Shared rear garden.



Permit parking available.



Situated in the vibrant area of Newington.



Lovely views over The Meadows.



Minutes away from The University of Edinburgh.



EPC Rating - E



Council Tax Band - B







The accommodation has recently been updated with new fitted carpets and comprises: a welcoming entrance hall with useful storage cupboards; a generous open-plan sitting/dining and fitted kitchen, offering a practical layout and open outlooks; a good-sized double bedroom with ample room for freestanding furniture; and a three-piece en suite with electric shower.

The property benefits from a secure entry system, electric heating and single glazed sash and case windows. There is a shared garden to the rear of the property and resident's permit holder and metered parking is available on the surrounding streets.





# THE LOCAL AREA

Buccleuch Street, just a stone's throw from the University of Edinburgh's main campus, is situated within the popular neighbourhood of Newington which is conveniently positioned just one mile south of Edinburgh's City Centre and is also on the doorstep of the scenic Meadows park. Residents are spoilt for choice with the range of bars and restaurants available and many cultural attractions including Summerhall, a popular multi-arts venue; the Queen's Hall, and The Festival Theatre are just minutes away. Outdoor pursuits are well-catered for with Holyrood Park and iconic Arthur's Seat a short distance away and offering the perfect destinations for leisurely walks and runs with exceptional city views. The Meadows, which is right on the doorstep, is one of the city's best parks and it forms the destination for many sports clubs and also has an active tennis club. Daily shopping is well-catered for with an array of convenience stores and independent artisan retailers and supermarkets available on Nicolson Street and Clerk Street. Regular buses take you swiftly to the City Centre and Waverley Train Station or in the other direction to Kings Buildings and beyond.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available.

**HOME REPORT VALUATION: £210,000**



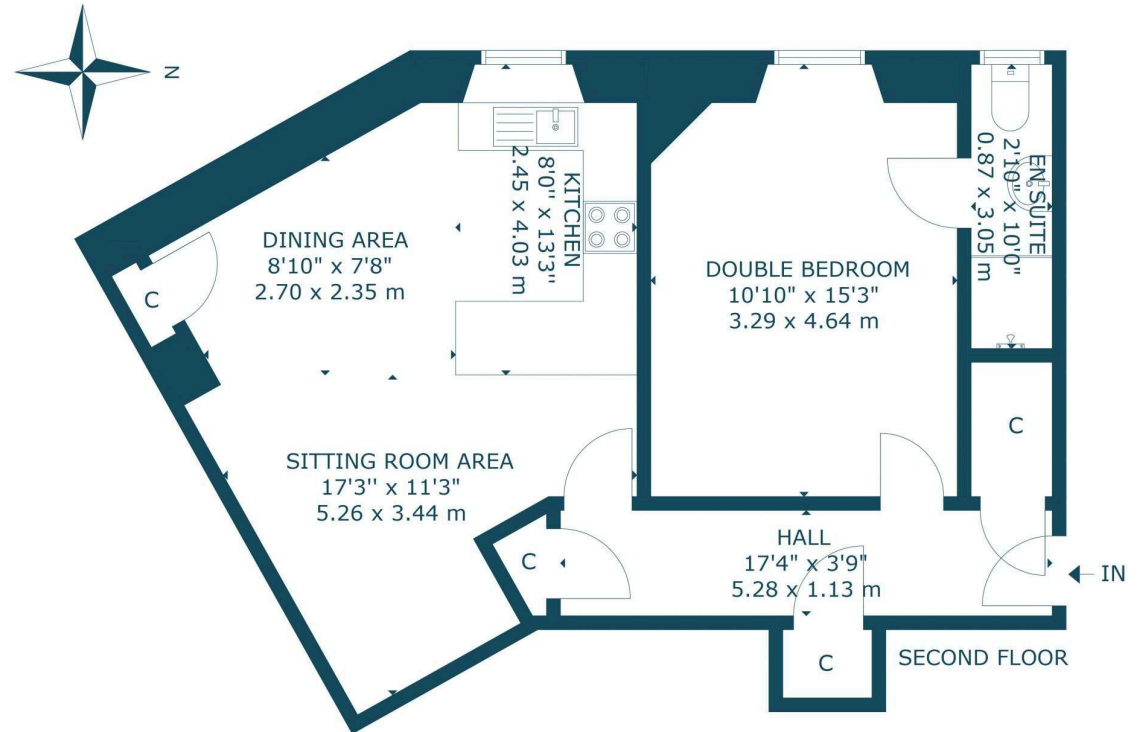
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 563 SQ FT / 52 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## 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.