



Desirable location with wonderful views

One-bedroom and box-room, top floor flat



Occupying a desirable top-floor position within a traditional Edinburgh tenement, this attractive one-bedroom flat enjoys a superb location in the heart of Newington, just a short stroll from Holyrood Park, The Meadows and Edinburgh's vibrant city centre. Offering wonderful open views across the city and an abundance of period character, the property presents an excellent opportunity for buyers seeking a home they can modernise and personalise to their own taste. The accommodation is accessed via a well-maintained communal stair and comprises a welcoming entrance hall with useful storage. The bright and spacious lounge is a particular highlight, featuring a beautiful bay window that frames far-reaching views across Edinburgh, together with ornate cornicing, a traditional Edinburgh Press and an attractive fireplace, creating a wonderful focal point to the room. The generously proportioned dining kitchen offers a range of fitted units, integrated appliances, a traditional Edinburgh Press, a useful larder cupboard and a separate utility area, providing excellent storage and practicality. The double bedroom enjoys similarly impressive outlooks across the city, while a versatile box room with borrowed light offers an ideal space for home working, study or additional storage. Completing the accommodation is the bathroom, fitted with a bath and overhead shower, wood panelled walls, a heater and a window providing natural light and ventilation. Externally, residents have access to a communal garden to the rear, while permit parking is available on Salisbury Road.

Key Features

- Communal entrance
- Hallway with storage
- Lounge
- Dining kitchen
- Double bedroom
- Box room
- Bathroom
- Period features
- Sash and case windows/no central heating
- Communal garden
- Permit parking



Newington

Newington is an extremely desirable area in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to The Royal Mile, 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 also in abundance. Regular bus services run to the city centre and across Edinburgh. There are well regarded schools, both in the public and private sectors.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine and fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£250,000

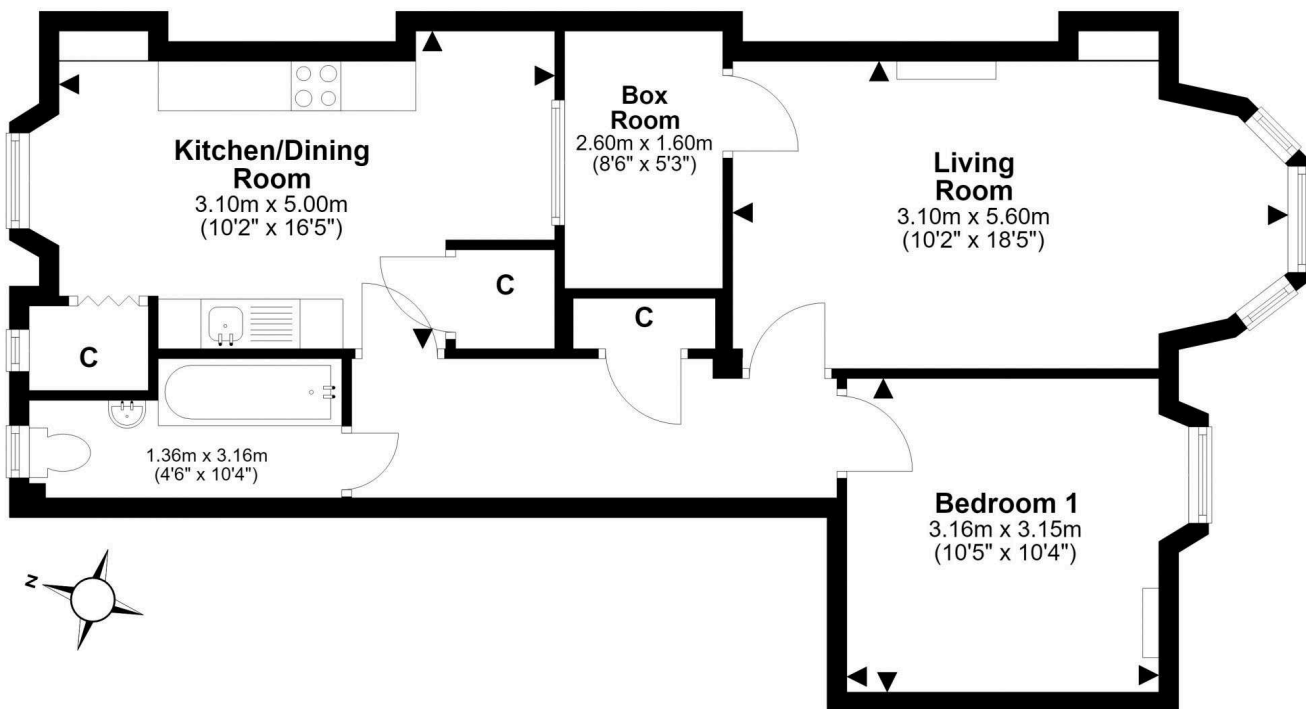
EPC Rating

F

Tenure

Freehold





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.



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