

COULTERS®

# 198/2 DALKEITH ROAD

NEWINGTON, EDINBURGH, EH16 5DT

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

198/2 Dalkeith Road is a warm and welcoming, attractively presented first floor two bedroom flat, forming part of a traditional tenement building in the popular residential area of Newington, to the south of the city. The home boasts period features which add character and charm.

The comfortable sitting room is to the front of the property, with a marble fireplace creating a lovely focal point in the room, in addition to a press cupboard, window seat, wood panelling and cornice overhead.

## KEY FEATURES



Beautifully presented first floor tenement flat.



Two well proportioned double bedrooms.



Delightful west facing shared garden.



Residents' permit holder, metered and unrestricted parking in the surrounding area.



Situated on Dalkeith Road, in the popular area of Newington.



Local shops and amenities a short walk away.



EPC Rating - C



Council Tax Band - D



The kitchen is fitted with a series of wall and base mounted cabinetry and incorporates an electric hob, oven, extractor hood, washing machine and a freestanding fridge/freezer. With views to the delightful rear garden, double bedroom one is spacious and filled with light and benefits from large mirrored wardrobes which bounce in yet more light. A second double bedroom is located to the front of the property and has a delightful cast iron fireplace. The bathroom completes the internal accommodation comprising bath (with shower over), WC and wash hand basin. Heating and hot water are provided by gas central heating and there is double glazing.

Externally there is a lovely, west facing shared garden, mainly laid with lawn. Residents' parking, metered parking and unrestricted parking is available on the nearby streets.





## THE LOCAL AREA

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton Retail Park and Fort Kinnaird Retail Park.

Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses.

There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network.

There are also regular bus services running to and from the city centre.

Excellent schools in both the state and private sectors are easily accessible.

## EXTRAS

The wardrobes in bedroom one, all light fittings, fitted flooring and integrated appliances are included in the sale price. The large mantle mirror in the sitting room may be available by separate negotiation.

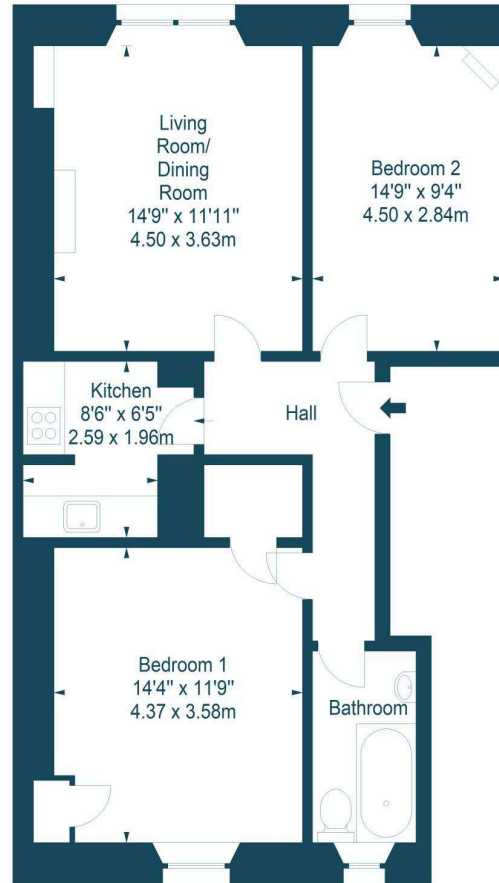
**HOME REPORT VALUATION: £250,000**



Dalkeith Road,  
Edinburgh,  
Newington, EH16 5DT



Approx. Gross Internal Area  
736 Sq Ft - 68.37 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor

## GET IN TOUCH

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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.