

COULTERS[©]

22 (1F2) WEST PRESTON STREET

NEWINGTON, EDINBURGH, EH8 9PZ

 5 BED  2 BATH  PUBLIC



TAKE A LOOK INSIDE

Situated within the Southside conservation area, this substantial corner flat occupies a superb location just a stone's throw from the University of Edinburgh George Square campus and close to the beautiful green spaces of the Meadows and Holyrood Park.

Positioned on the first floor of a traditional sandstone tenement, the property retains many of its attractive period features including high ceilings, intricate cornicing, fireplaces and working shutters.

KEY FEATURES



Substantial first floor flat with excellent potential.



Offering five bedrooms plus a spacious sitting room with views.



Both The Meadows and Holyrood Park situated close by.



Permit parking available.



Short stroll to The University of Edinburgh.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - E



The accommodation comprises: five bedrooms, a spacious living room with views of Salisbury Craggs, kitchen dining room, bathroom and large shower room.

Most recently, the flat has been a successful HMO thanks to it's close proximity to the university, but also has the potential to be an excellent home for professionals or families.

The property is fitted with single glazed sash and case windows and gas central heating.

A shared garden is accessed via the communal stair and permit and metered parking is available on West Preston Street.

The building is factored by Edinburgh Block Maintenance for an approximate annual cost of £348 which includes stair cleaning and lighting, roof condition report and any required emergency visits.



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THE LOCAL AREA

Newington is a highly desirable residential neighbourhood to the south of Edinburgh city centre, popular with families, professionals and students alike. The area is exceptionally well served by amenities, with a wide range of independent shops, cafés, bars and restaurants close at hand, along with Cameron Toll Shopping Centre which offers a Sainsbury's superstore and high street retailers. There are superb recreational opportunities nearby including The Meadows, Holyrood Park and Blackford Hill all providing wonderful open green spaces for walking and cycling. The Royal Commonwealth Pool and gym and Prestonfield Golf Club and are also within easy reach. Cultural attractions such as the Festival Theatre and the Queen's Hall on Clerk Street are close by, while Edinburgh University and the Royal Infirmary of Edinburgh are also conveniently accessible.



The property is in the catchment area for highly regarded schools including Preston Street Primary School and James Gillespie's High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

The light fittings and white goods are included in the sale price.

HOME REPORT VALUATION: £450,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1689 SQ FT / 157 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.