










Offers Over  
**£499,995**

## 20 Macdowall Road

Newington | Edinburgh | EH9 3EF

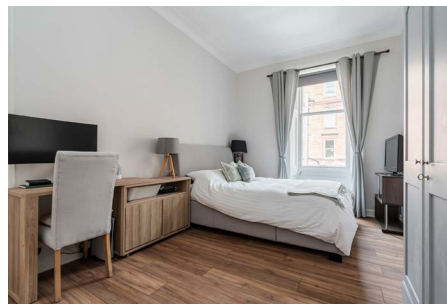
Neilsons are delighted to present to the market this impressive, truly stunning main door upper villa with private front and rear gardens, located in the ever-popular and well-regarded Newington district to the south of Edinburgh city centre and is within easy reach of superb amenities and transport links. The property would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  On-Street Parking
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The accommodation briefly comprises a welcoming entrance vestibule with staircase to the upper floor, leading into a bright and inviting hallway. The spacious bay-windowed reception room is filled with natural light and features a charming gas fireplace, elegant cornicing, and original wooden flooring. To the rear, a stylish modern kitchen/dining area is fitted with a range of base and wall-mounted units, a peninsula for casual dining, and integrated appliances, with a useful utility room and a contemporary shower room just off the kitchen. There are two generously sized double bedrooms, a well-proportioned single bedroom, and a family bathroom complete with a three-piece suite and shower over the bath. Additional benefits include gas central heating throughout.



## Extras

All fitted floor coverings will be included in the sale together with the hob, ovens, integrated fridge/freezer and integrated dishwasher. The wardrobes in the two main bedrooms will also be included in the sale.

## Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds with a shed, and for the car user there is unrestricted on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





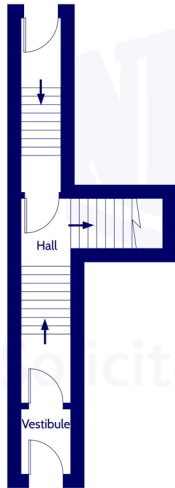
## Location

MacDowall Road is a peaceful residential street of attractive properties on the border between the districts of ever-popular and high amenity Newington and leafy highly-regarded Blackford to the south of Edinburgh city centre. The property is within walking distance of superb facilities and amenities including shops, cafes & bistros, superb local bus services swiftly link to the city centre and surrounding areas and highly regarded schooling is available from nursery to secondary level with Edinburgh University and King's Buildings also close at hand. Further shopping, including a Sainsbury's superstore can be found at nearby Cameron Toll and a choice of recreational facilities are available including the wide green spaces of Blackford Hill, Holyrood Park and The Meadows.

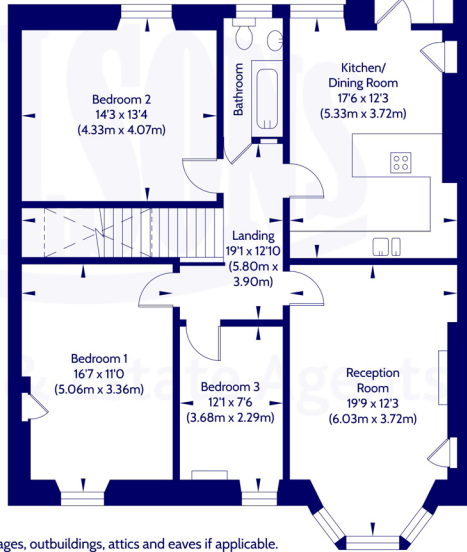


Approx. Gross Internal Floor Area 117 Sq M / 1259 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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