



# 24-6 Duncan Street Newington Edinburgh EH9 1SR







Stylish third floor flat in a popular residential area close to excellent local amenities and the City Centre. The flat is well placed for the central universities, the Meadows and Holyrood Park.

Newington is a popular area in Edinburgh's southside with a superb range of amenities on offer locally and the convenience of access to Edinburgh's business sector and the central universities. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week.

Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The area is set close to Arthur's Seat, one of the City's famous landmarks and also the green expanse of the Meadows.

The property is also conveniently placed for the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale, their condition is not warranted.



## PROPERTY DETAILS

- Hall providing access to all rooms. Entryphone handset.
- Bright and spacious Living Room with window to front. Feature fireplace with wooden surround and electric fire. Decorative cornice.
- Open plan to fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven, microwave and chimney style hood. Integrated fridge / freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback.
- Utility cupboard located off the hall. Worktop. The washing machine is included in the sale. Clothes pulley.
- Large Double Bedroom with window to rear with open views. Extensive built in mirrored wardrobes provide excellent storage space.
- Second Double Bedroom with window to front. Cornice.
- Stylish tiled Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower with rainhead fitting. Mirrored bathroom cabinet. Cupboard housing water tank. Frosted window to rear.



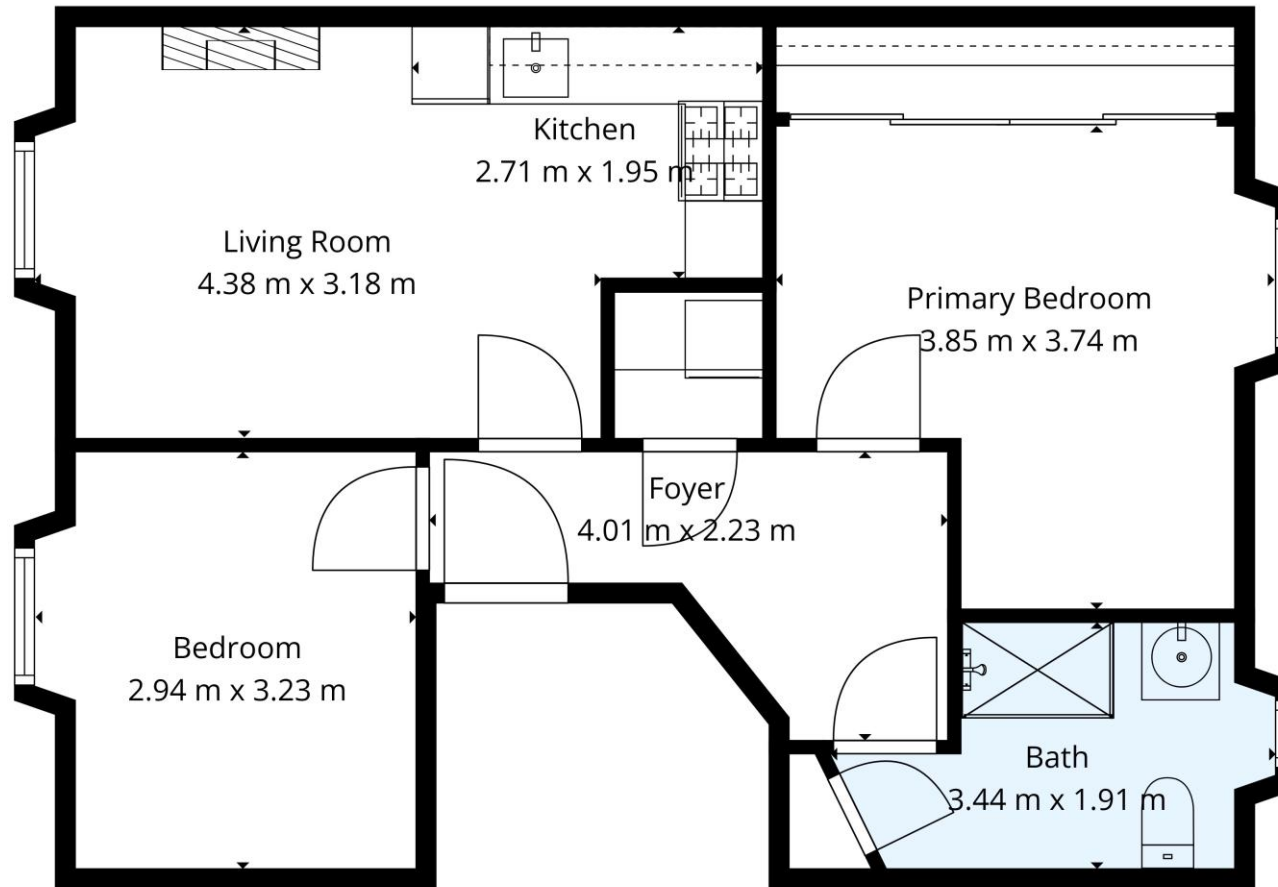
Viewing by appointment on 0131 524 3800











**Total: 54 m<sup>2</sup>**  
 Third Floor: 54 m<sup>2</sup>  
 Excluded Areas: Undefined: 0 M<sup>2</sup>, Walls: 6 m<sup>2</sup>

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

**External**  
 There is a fully enclosed communal garden to the rear of the building with a large lawn bordered by plants and shrubs.

Resident permit parking is available on application to The City of Edinburgh Council.

Energy Efficiency Rating: D  
 Council Tax Band: C





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