



22/2 South Gray Street, Edinburgh, EH9 1TE



## Welcome

Welcome to 22/2 South Gray Street, this well-presented two-bedroom ground floor apartment forms part of a gated Cala development in the highly sought-after area of Newington area of Edinburgh, within easy reach of excellent local amenities including a wide range of everyday and specialist shops, bars and restaurants. The property offers a superb balance of comfort, convenience, and security, the property is ideal for first-time buyers, downsizers, professionals, or those seeking a strong investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room front facing
- Fitted kitchen
- Two bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Secure entry system
- Communal garden areas
- Gated residents' private parking





## Mayfield

South Gray Street is located within a quiet location in the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There are good primary and secondary schooling in the area, the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and The National Library. Recreational facilities on hand include the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, all within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass which connects easily to the motorway network.

## Agents Notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by James Gibb with an approximate annual fee of £700 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

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Property Hub:

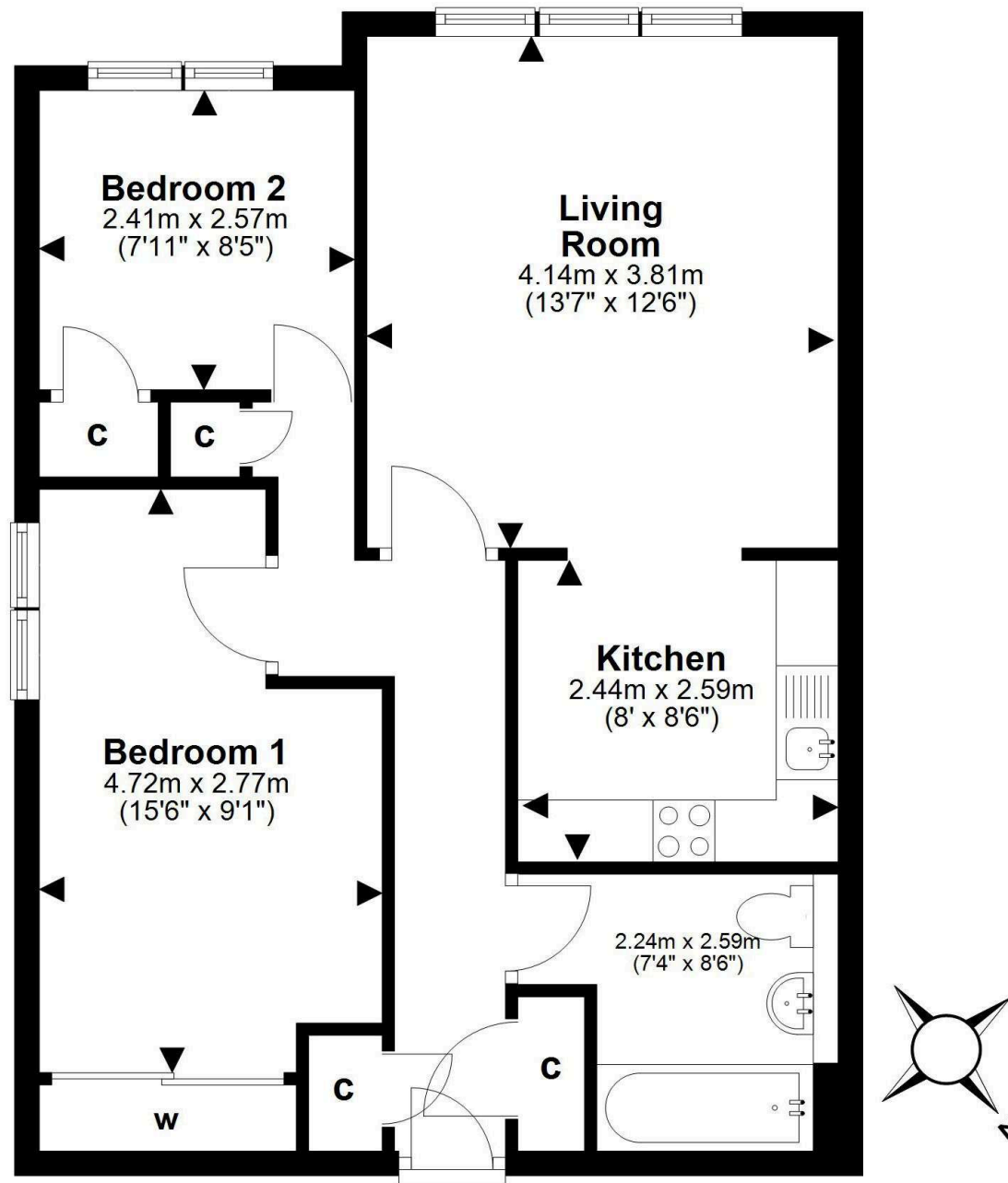
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.