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Offers Over  
**£210,000**

## 6/6 East Parkside

Newington | Edinburgh | EH16 5XJ

This beautifully presented one-bedroom second-floor flat forms part of a highly sought-after modern development situated adjacent to Holyrood Park. Offering bright and stylish accommodation in excellent condition throughout, the property represents an ideal purchase for a professional individual, couple, or investor seeking a well-located home within easy reach of the city centre and surrounding amenities.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

The accommodation begins with a welcoming hallway benefiting from a large built-in storage cupboard, providing excellent practicality for everyday living. The spacious reception room offers a comfortable and versatile living area with ample space for both lounge and dining furniture. Glazed sliding doors open onto an ornate Juliet balcony, allowing natural light to flood the room while framing attractive views towards Arthur's Seat. The room is finished with fitted carpet, creating a warm and inviting atmosphere. The kitchen is fitted with a range of wall and base units together with tiled splash areas and space for free-standing appliances, offering a practical and functional cooking space. The generously proportioned double bedroom enjoys a peaceful leafy outlook and benefits from mirrored fronted built-in wardrobes providing excellent storage. Completing the accommodation is a modern fully tiled bathroom fitted with a contemporary white three-piece suite and a Mira electric shower.



The development upkeep is managed by James Gibb at an approx. cost of £800 per Annum.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property is surrounded by well-maintained landscaped communal grounds and further benefits from residents' private permit parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

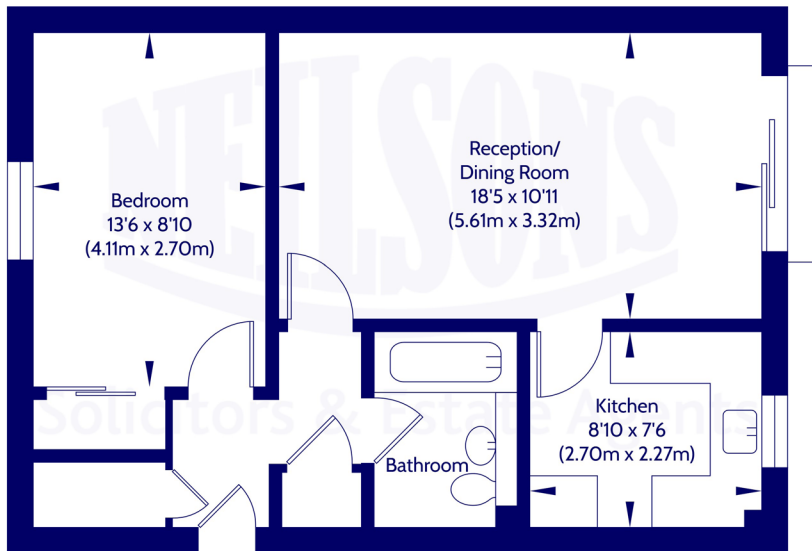
Newington is one of Edinburgh's most desirable residential neighbourhoods, located just south of the city centre. The area boasts an excellent range of amenities, including independent shops, cafes, bars, and restaurants, while Cameron Toll Shopping Centre, featuring a Sainsbury's superstore and a variety of high street retailers, is within easy reach. Residents enjoy outstanding leisure and recreational facilities nearby, including The Royal Commonwealth Pool and gym, The Meadows with its tennis courts and cycle paths, and the beautiful Holyrood Park. Prestonfield Golf Club and Priestfield Tennis Club are also close at hand. The area is well served by cultural attractions, with the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street both easily accessible. Newington is also ideally positioned for Edinburgh University and the Royal Infirmary of Edinburgh.





Approx. Gross Internal Floor Area 49 Sq M / 524 Sq Ft.

2nd 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.
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