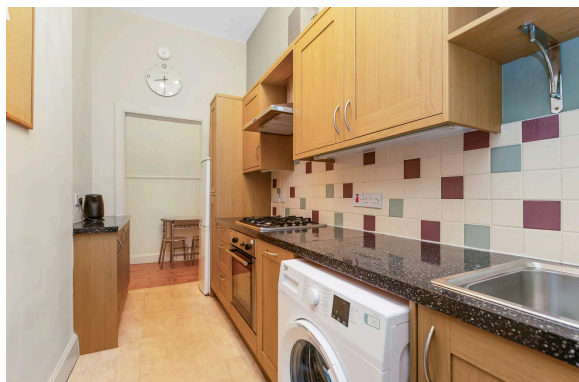




16 (PF1) Dalkeith Road
NEWINGTON | EDINBURGH | EH16 5BP


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16 (PF1) Dalkeith Road

NEWINGTON | EDINBURGH | EH16 5BP

A superb opportunity has arisen to acquire a bright, generous sized ground floor flat within a traditional tenement, retaining lovely period features and benefiting from a small private front garden.

Bay windowed living/dining room boasting a view to Arthur's Seat, much enhanced by great features including decorative cornicework, stripped wood working window shutters, twin display presses, sanded flooring and wooden mantelpiece (fire not working).

The property has a prime location close to excellent local amenities, great transport links and the open green spaces of Holyrood Park and The Meadows, and is likely to appeal to a variety of purchasers including first time buyer couples, perhaps with a young child, anyone looking for easy access accommodation, and the student market.

- High amenity area close to lovely green open spaces
- Fitted kitchen featuring Shaker style units providing ample storage, worktop space and ceiling mounted clothes pulley
- Handy breakfast/study/storage area lying just off the kitchen
- Two double sized bedrooms
- Bathroom with electric shower
- Additional WC
- Entrance hallway with stripped wood doors
- Inner hall with fitted storage
- Gas central heating and double glazing
- Security entryphone system into communal stairway
- Private front garden
- Shared grounds to rear

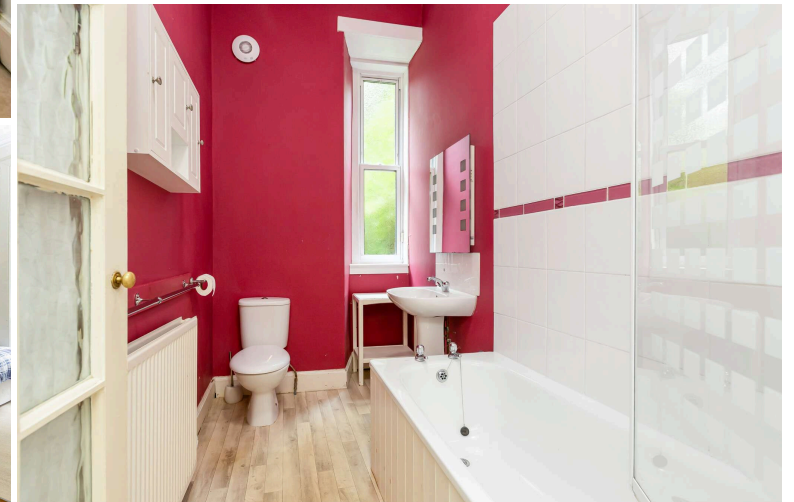
Council tax band C, energy rating D
There is no factor fee associated with this property

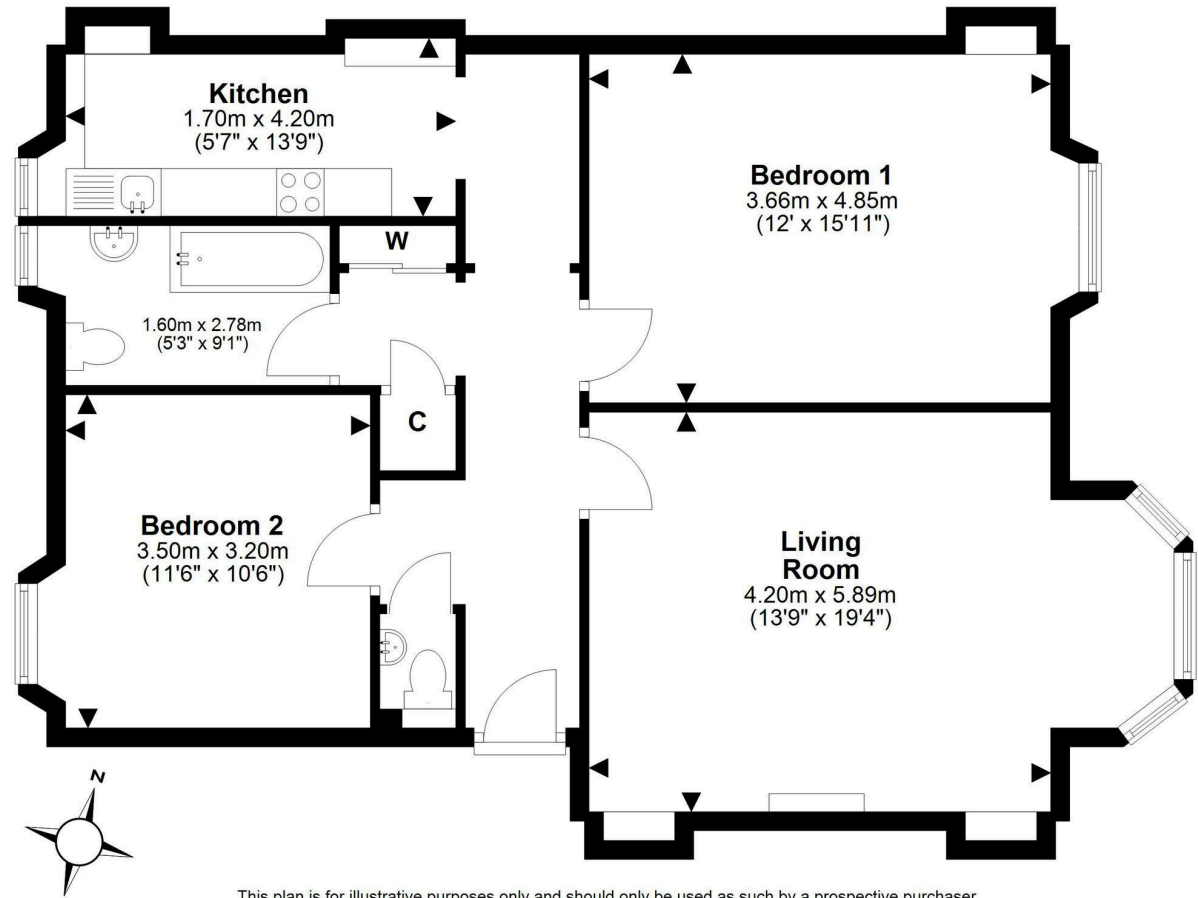
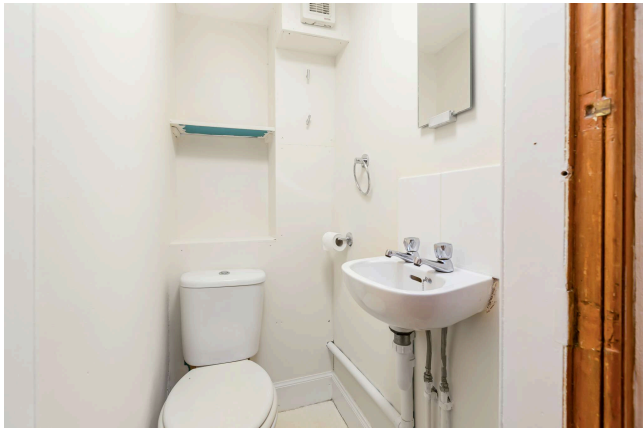
Property sold as seen

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. 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 property is conveniently placed for those connected to 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.





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.