










Offers Over
£240,000

59/2 Causewayside

Newington | Edinburgh | EH9 1QF

A fantastic opportunity has arisen to purchase this outstanding first-floor flat, offering stylish and spacious accommodation in the ever-popular Newington area. Enjoying a superb location close to an excellent selection of local amenities, the City Centre, and the University district, this truly impressive home is sure to appeal to a wide range of buyers, including first-time purchasers, professionals, and investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Shared Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The beautifully presented accommodation has been upgraded to an exceptional standard by the current owner and comprises a secure entry system, a welcoming entrance hallway finished with attractive traditional-style tiled flooring, and a spacious reception room featuring an elegant fireplace. The contemporary open-plan kitchen is fitted with a range of modern wall and base units, integrated appliances, and provides an ideal space for everyday living and entertaining.

The property further offers a generously proportioned principal double bedroom with a traditional Edinburgh press, a well-sized second bedroom accessed from the reception room, a stylish modern bathroom with a shower over the bath, and a separate WC. Additional benefits include gas central heating throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge and washing machine. Some items of furniture and light fittings can be made available by separate negotiations.

Gardens & Parking

There is a well maintained communal garden to the rear of the property and for the car user there is permit/meter parking within the area.

Viewing

By appointment through Neilsons (0131 625 2222).





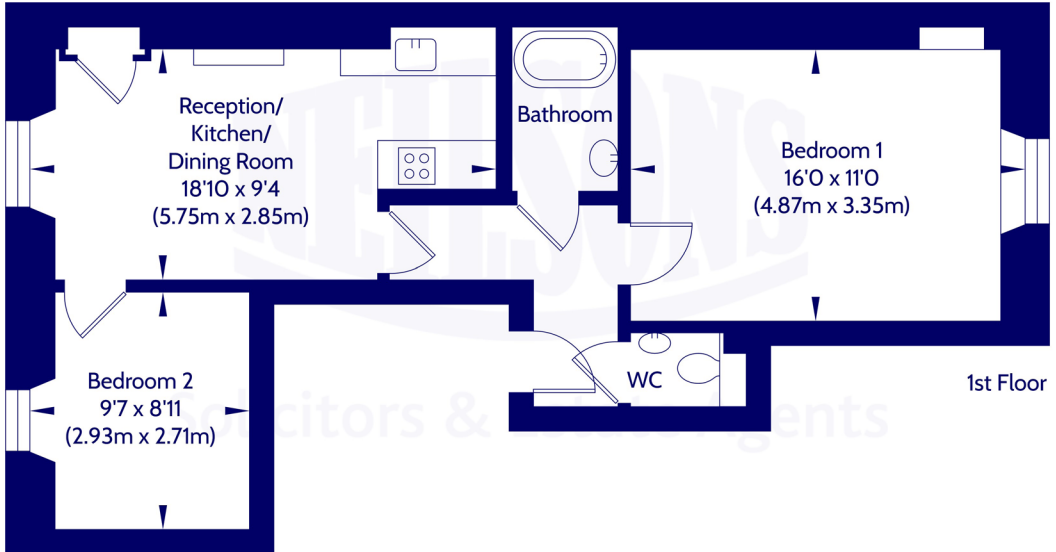
Location

Causewayside is located in the enviable Newington district of the city, served by 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 a number of other retail shops within a short car drive or bus journey away at Straiton and Fort Kinnaird Retail Parks. The property is well positioned for access to Edinburgh University, Queens Hall and National Library with recreational facilities on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, both within easy reach. A range of bus services run along both Minto Street and Dalkeith Road providing quick and easy access into the City Centre and many surrounding areas. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Queensferry Crossing, Edinburgh International Airport and the central motorway network.





Approx. Gross Internal Floor Area 50 Sq M / 542 Sq Ft.



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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