










Offers Over  
**£360,000**

## 3/2 Macdowall Road

Newington | Edinburgh | EH9 3EE

A fantastic opportunity has arisen to purchase this impressive, truly stunning ground floor flat forming part of a handsome traditional tenement, located in the ever-popular and well-regarded Newington district to the south of Edinburgh city centre. The property is within easy reach of superb amenities and transport links and would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Front Patio
-  EPC Rating – C
-  Council Tax Band - D



## Description

The well presented accommodation in brief comprises; secure entry system, welcoming hallway with useful storage cupboards, light and airy bay windowed reception room with feature fireplace and beautiful cornicing, stylish fitted kitchen with kitchen island, appliances and pantry cupboard, well proportioned principal bedroom to the front, good sized second double bedroom to the rear, and contemporary fully tiled shower room with rainfall shower head. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, ovens and fridge/freezer.

## Gardens & Parking

There is a well maintained private front patio area and a lovely communal garden to the rear of the building. For the car user there is free on-street parking to the front and surrounding area.

## Viewing

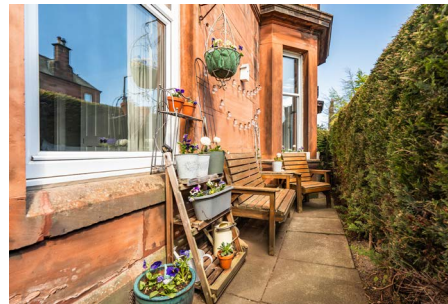
By appointment through Neilsons 0131 625 2222.





## Location

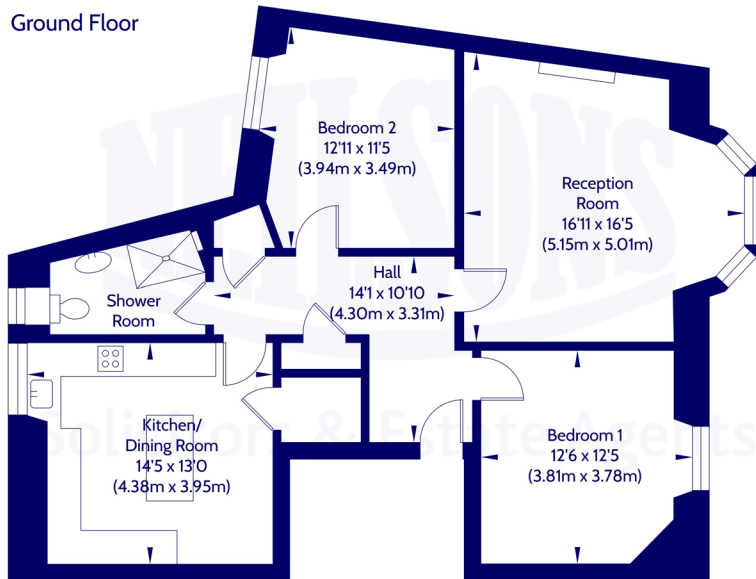
MacDowall Road is a peaceful residential street of attractive properties on the border between the districts of ever-popular and high amenity Newington and leafy highly-regarded Blackford to the south of Edinburgh city centre. The property is within walking distance of superb facilities and amenities including shops, cafes & bistros, superb local bus services swiftly link to the city centre and surrounding areas and highly regarded schooling is available from nursery to secondary level with Edinburgh University and King's Buildings also close at hand. Further shopping, including a Sainsbury's superstore can be found at nearby Cameron Toll and a choice of recreational facilities are available including the wide green spaces of Blackford Hill, Holyrood Park and The Meadows.





Approx. Gross Internal Floor Area 85 Sq M / 917 Sq Ft.

## Ground 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.
- [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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