



22 (2F1) Dalkeith Road, Newington, Edinburgh, EH16 5BS

Attractive two bedroom second floor with stunning views towards Arthur's Seat

URQUHARTS
EDINBURGH



DESCRIPTION

22 (2F1) or flat 3 is an attractive and spacious two-bedroom second floor flat superbly situated in the popular Newington area with excellent local amenities and public transport links on the doorstep. The property offers stunning views towards Arthur's Seat and Salisbury's Crags and would suit a range of buyers including first time buyers, professionals, investors or as a pied-à-terre.

Entrance hall; bright and spacious bay windowed living room overlooking the front towards Arthur's Seat; modern fitted kitchen / dining room with wall and base units, integrated appliances and utility area; two good-sized bedrooms, one currently used as an office with mezzanine bed; and a shower room.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room & utility room. Two bedrooms. Shower room.

Gas central heating. Double glazing. Communal rear garden. Residents on street permit and metered parking nearby.

LOCATION

Newington is a desirable residential area situated

approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's and Aldi supermarket is only a short distance away. The location is convenient for those studying or working at the Edinburgh University campuses, the Royal Infirmary, and the Scottish Parliament within short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of The Meadows, Holyrood Park, Arthur's Seat, Blackford Hill and several well-renowned golf courses. Nearby districts of the Grange, Marchmont, Bruntsfield and Morningside are all within easy reach offering further shops, cafes, boutique shops and recreational facilities. Catchment schools include Preston Primary School, St Peter's RC Primary and James Gillespie's High School, St Thomas of Aquin's RC High School, and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

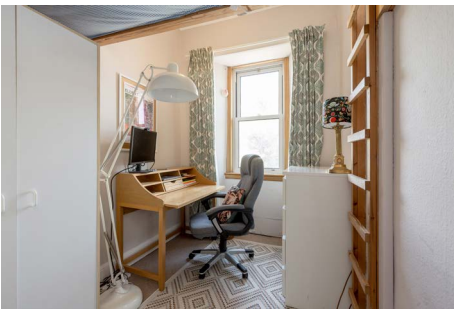
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band D

The property has an Energy Rating Category C

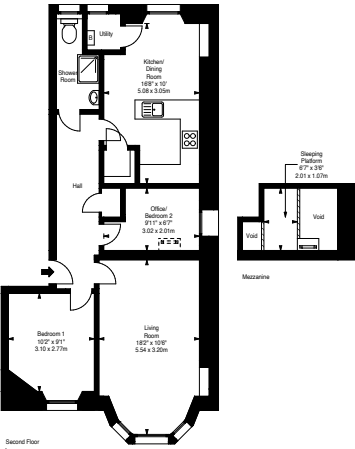
Tenure Freehold



Flat 3
22 Dalkeith Road,
Edinburgh,
Midlothian, EH16 5BS

SuperFoot

Approx. Gross Internal Area
685 Sq Ft = 63.45 Sq M
Showering Platform
Approx. Gross Internal Area
23 Sq Ft = 2.14 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.