

18/15 South Gray Street

Newington, Edinburgh, EH9 1TE

VMH ESTATE AGENTS







Stylish three bedroom flat with en-suite and allocated parking

- Bright sitting/dining room
- Kitchen/dining room
- Principal bedroom with en-suite
- Two good sized double bedrooms with built-in wardrobes
- Contemporary family bathroom
- Excellent storage throughout
- Communal garden grounds
- Allocated parking space
- Double glazing & gas central heating
- Excellent access to local amenities

Fixed Price:

£380,000

F C Freehold

Further information can be found in the home report.

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About the Property

Occupying the top floor of a well-maintained modern development in the ever-popular Newington district, this beautifully presented three-bedroom apartment offers bright, spacious accommodation ideally suited to contemporary city living.

The heart of the home is an impressive dual-aspect sitting and dining room, flooded with natural light. A generously proportioned kitchen with ample space for informal dining while excellent storage throughout enhances the apartment's everyday functionality. The principal bedroom enjoys the benefit of a stylish en-suite shower room, complemented by two further well-proportioned double bedrooms, each featuring built-in wardrobes. A contemporary family bathroom serves the remaining accommodation, finished to a high standard.

Further benefits include gas central heating, double glazing, beautifully maintained communal garden grounds, and an allocated parking space.

Extras

To include all fitted floor coverings, blinds, light fittings, washing machine, fridge/freezer, oven, gas hob & extractor. Other items of furniture may be included by separate negotiation.

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Location

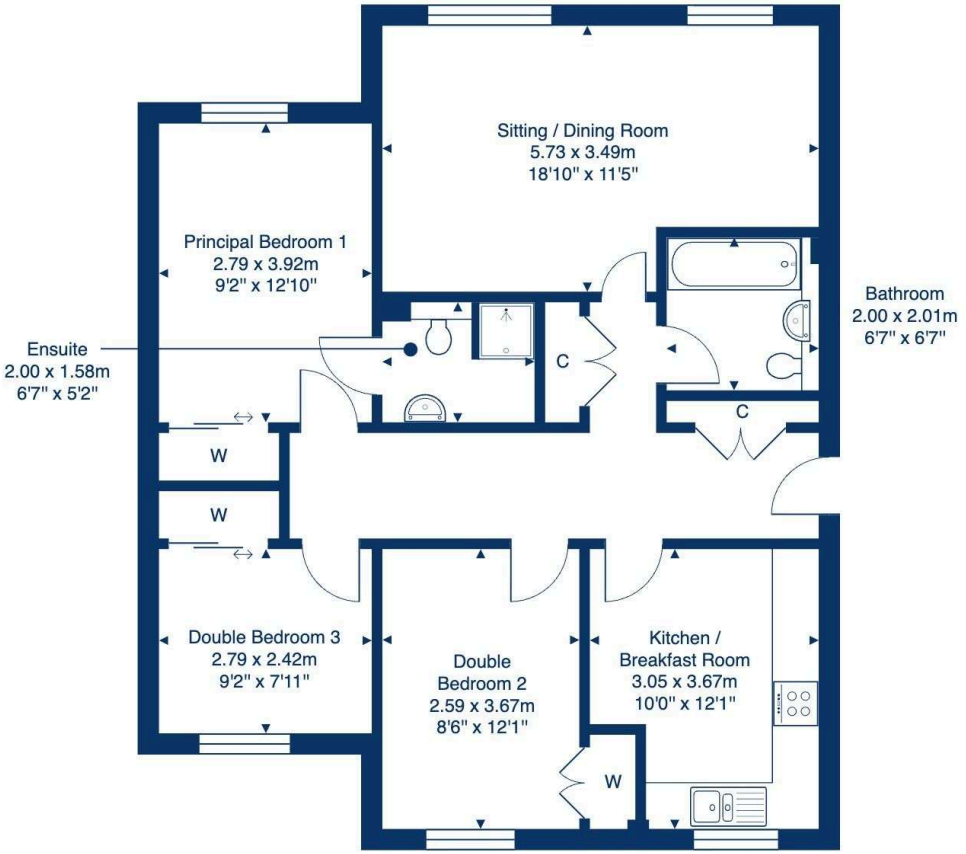
Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sector.

Management

The property is factored by James Gibb at a service charge of £290 per quarter to include block buildings insurance.

Floor Plan

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Third Floor

Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only.







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