



139/6 Dalkeith Road

Newington, Edinburgh, EH16 5AH



VMH ESTATE AGENTS



Top floor 4 bed flat with a stunning outlook

- Corner bay windowed sitting room
- Kitchen/dining room
- Large pantry storage
- 4 double bedrooms
- Bathroom with 3 piece suite
- Secure entryphone system
- Excellent location close to amenities
- Communal rear garden
- Currently HMO compliant
- Gas central heating & double glazing



Offers Over:

£400,000



Further information can be found in the home report.

About the Property

This spacious 4 bedroom top-floor flat on Dalkeith Road boasts stunning views of the Pentland Hills to the front and Arthur's Seat to the rear.

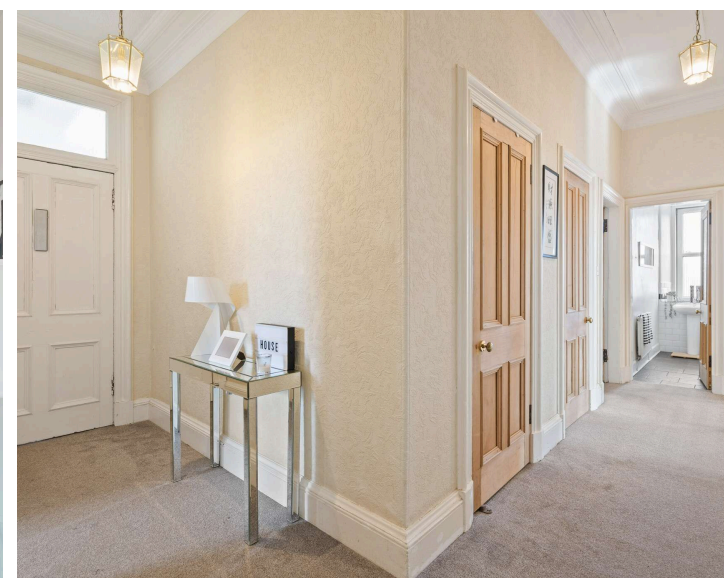
The property features a bright corner bay-windowed sitting room, a well-equipped kitchen/dining room, and a large pantry for additional storage. All four bedrooms are generous doubles, complemented by a bathroom with a three-piece suite.

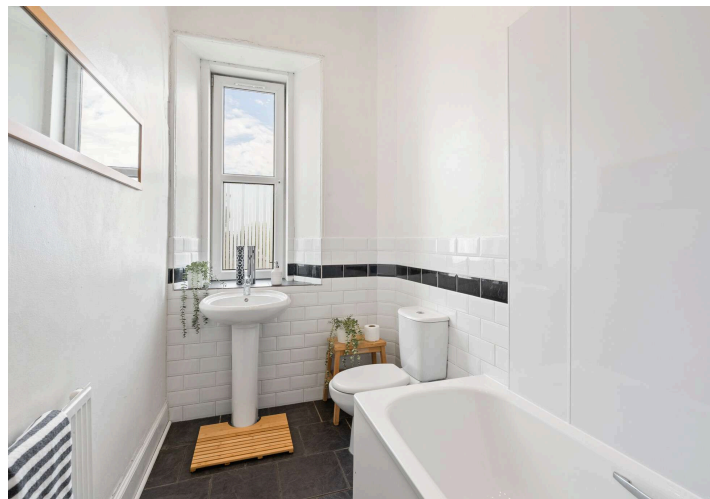
Further benefits include gas central heating, double glazing, secure entryphone access, communal rear garden and excellent local amenities.

The property is currently HMO compliant having been previously let as student accommodation.

Extras

To include all fitted flooring, curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, washing machine and fridge/freezer. Other items may be available by separate negotiation.





📍 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 are 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.



Floor Plan

139/6 Dalkeith Road, Edinburgh, EH16 5AH



Third Floor



Total Area: 125.9 m² ... 1355 ft²

All measurements are approximate and for display purposes only.



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