



Flat 3F3, 3 Newton Street

GORGIE, EDINBURGH, EH11 1TQ



1



2



1



EPC

C



MURRAY
BEITH
MURRAY

LEGAL • PROPERTY • TAX



Property Summary

Enjoying neutral décor, tasteful modern finishings and retained period features, this two-bedroom, third-floor tenement flat presents an attractive city home set on a no-through road just off Gorgie's main thoroughfare. Newton Street provides both permit and metered parking, outstanding local amenities and frequent bus services from Gorgie Road to and from the city centre and other parts of Edinburgh. Rail and tram links are also conveniently accessible from Haymarket Terrace.

The well-proportioned flat boasts an elegant, light-filled reception room with ample space for relaxation and dining, fitted kitchen with wall-mounted and floor-standing units. Two double bedrooms with good storage; a bathroom featuring a white three-piece suite comprising WC, wash hand basin and shower-over-bath; Additionally, there is access to a well-kept communal garden.

Extras

All white goods are included in the sale.

Features

- Prime city location in ever-popular Gorgie
- Tasteful modern décor and period detailing
- Bright and spacious third-floor tenement flat
- Communal stairs with a secure entry system
- Entrance hall with storage
- Generous living/dining room, open to:
- Attractive kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Gas central heating and double glazing
- Communal rear garden
- Controlled street parking (Zone S6)
- Home Report value - £210,000
- EPC Rating - C

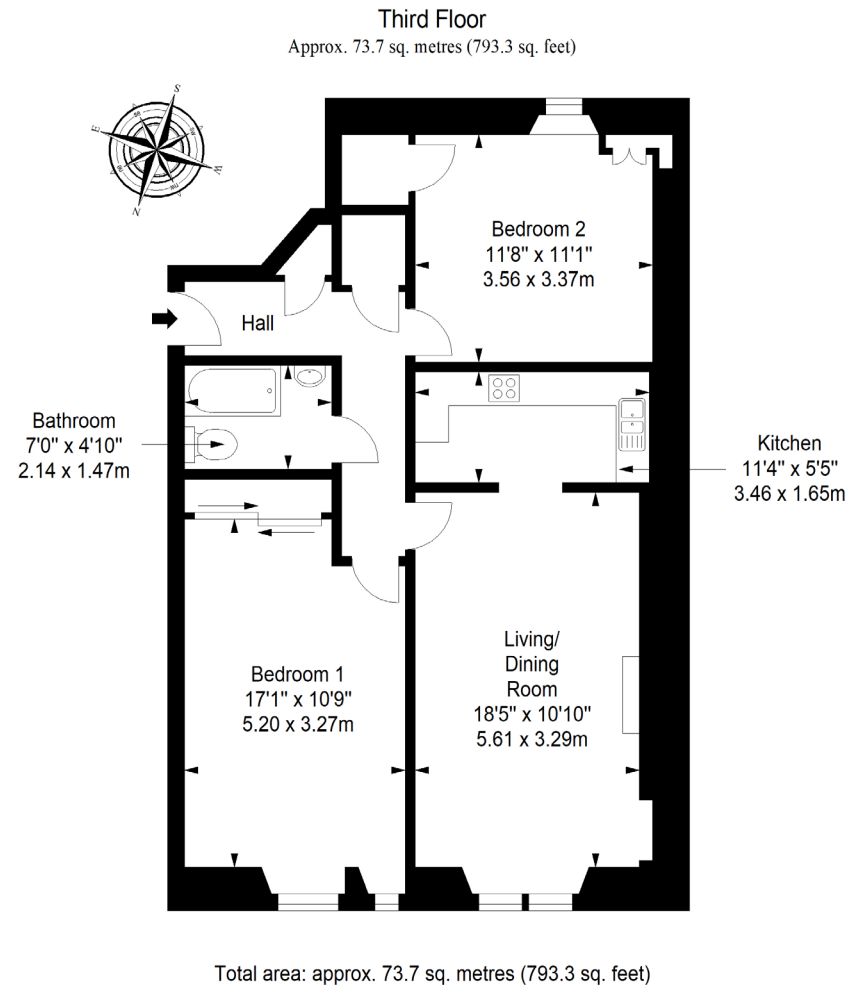


A bright and spacious third-floor tenement flat with two double bedrooms and storage





Floorplan



MURRAY
BEITH
MURRAY

LEGAL • PROPERTY • TAX

3 Glenfinlas Street, Edinburgh, EH3 6AQ | T 0131 225 1200 | E property@murraybeith.co.uk | www.murraybeith.co.uk

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.