



Flat 7, 16 Dalkeith Road
Newington, EH16 5BP

deans 
Solicitors & Estate Agents LLP

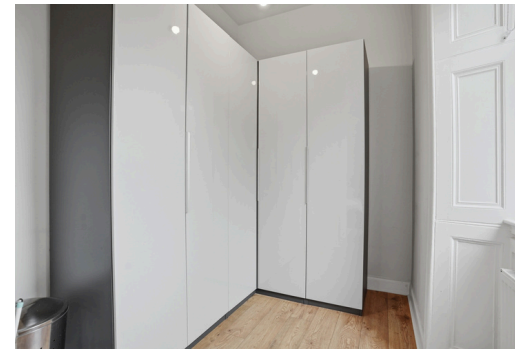


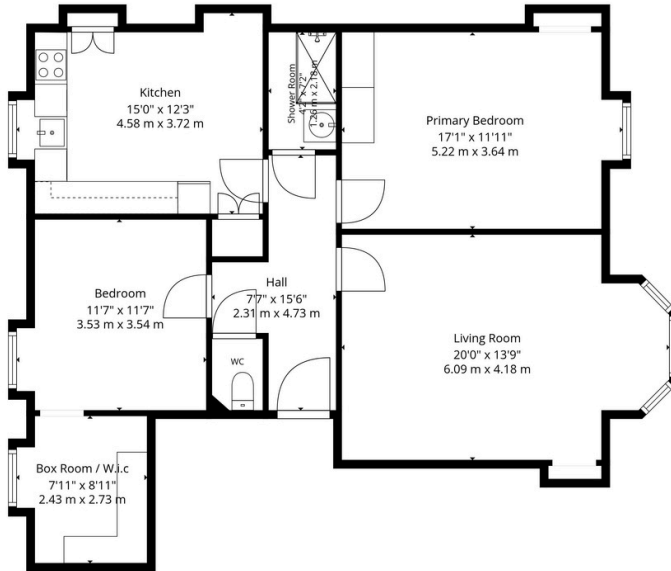
THIRD FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Box Room
- Bathroom
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating – C



With fantastic views of Arthur's Seat, this bright and spacious third floor flat is situated in the highly desirable location of Newington, south of Edinburgh city centre. Ideally located within walking distance of the city centre, the property enjoys excellent public transport links and convenient access to Waverley Station. In true move-in condition, the accommodation comprises; a welcoming entrance hallway, well-proportioned living room with large bay windows, separate fitted modern kitchen/ dining room, two good-sized double bedrooms, box room and a stylish shower room. Externally, there is a well-maintained communal garden with on-street permit available in the area. The property is fully double glazed and has gas central heating. Included in the sale is the fridge/freezer, cooker, oven, hob, dishwasher, combined washing machine/ tumble dryer and large flat screen TV. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.





Total: 976 sq. Ft. 91 m²
 1st Floor: 976 sq. Ft. 91 m²
 Excluded Areas: Walls: 74 sq. Ft. 7 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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