NEILSONS

Solicitors & Estate Agents



Fixed Price

£209,999

10 (2F2) Howden Street

Newington | Edinburgh | EH8 9HL

A fantastic opportunity has arisen to purchase this attractive, well presented second floor flat, situated in the capital's desirable Newington area. Within easy reach of the city centre, first-class amenities, and superb transport links, the property will appeal to first time buyers, professionals and investors alike.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Communal Garden
- EPC Rating – C
- Council Tax Band - C



Description

The well-presented accommodation briefly comprises a secure entry system providing access to the building, with the flat itself opening into a welcoming and spacious hallway offering access to all rooms. The bright and airy reception room enjoys a twin-windowed aspect, allowing for an abundance of natural light and providing ample space for both relaxing and dining. The well-proportioned fitted kitchen is equipped with a range of base and wall-mounted units and includes a selection of integrated and freestanding appliances. There is also a generously sized double bedroom and a shower room fitted with a white three-piece suite. Further benefits include gas central heating, partial secondary glazing, and external wall insulation, providing improved energy efficiency and year-round comfort.





This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine. The wardrobes in the will also be included in the sale. Other items of furniture can be made available by separate negotiations.

Garden & Parking

There is a communal garden to the rear of the building and for the car user there is ample permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).







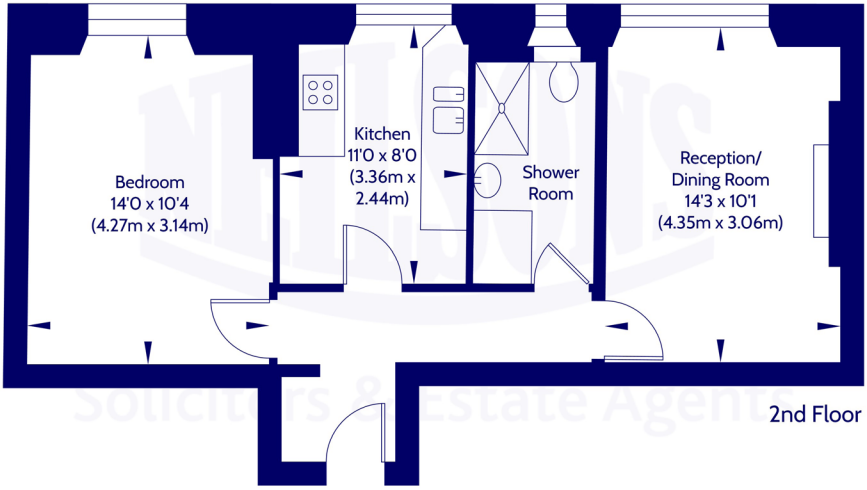


Location

Howden Street is located within the enviable Newington district of the city, with direct access to an excellent range of shops, services, restaurants and bistros. The main shopping streets of George and Princes Street are a short bus journey away, together with a fantastic choice of popular shops and restaurants at the St James Quarter. Cameron Toll Shopping Centre is within easy reach and houses a large Sainsbury's superstore and a choice of popular retailers. The property is also well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park.



Approx. Gross Internal Floor Area 46 Sq M / 494 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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- Executries

For helpful, friendly, personal advice, get in touch.

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