








Offers Over  
**£285,000**

## 156 1F1 Dalkeith Road

Newington | Edinburgh | EH16 5DX

An excellent opportunity has arisen to purchase this attractive, generously proportioned traditional first floor flat, pleasantly situated within the prime district of Newington close to a fantastic range of local amenities, transport links and within easy reach of the City Centre. The spacious property would ideally suit the professionals and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  2 Public Rooms
- Box room
-  1 Shower Room
-  EPC rating - C
-  Council tax band - D



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, bright and spacious bay-windowed lounge offering pleasant views, stunning fitted kitchen (refurbished Dec 2025) with ample space for dining table/chairs, light and airy double bedroom, second well proportioned bedroom, useful box room and stylish shower room. Further benefits include gas central heating (new boiler installed Dec 2025) and good storage throughout.



## Extras

All fitted floor coverings, blinds, curtains and light fittings will be included in the sale along with the electric hob, oven, cooker hood, dishwasher, washing machine and wardrobe in the master bedroom.

## Gardens & Parking

There are well maintained communal gardens located to the rear of the building. Permit/metered parking can be found within the surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

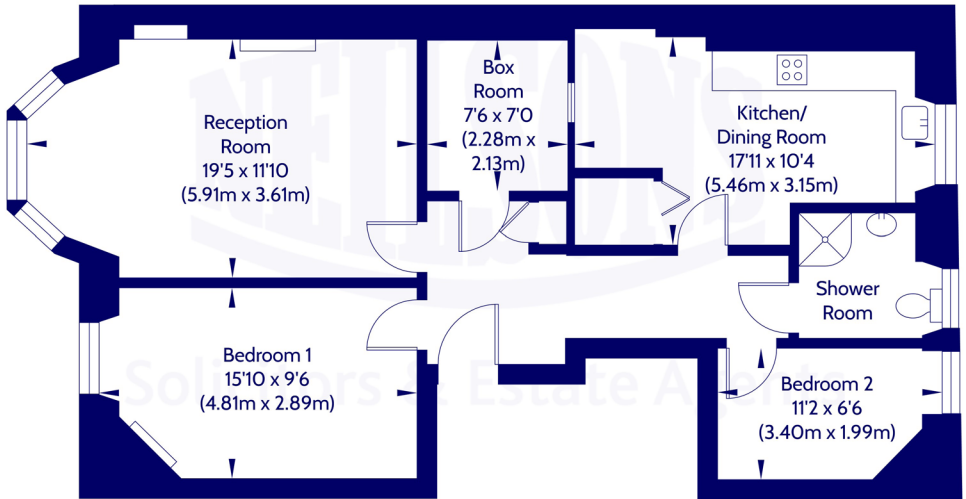
Dalkeith Road is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is 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, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the motorway network.





Approx. Gross Internal Floor Area 76 Sq M / 820 Sq Ft.

1st Floor



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.



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