

33 (flat 6) Parkside Terrace, Newington, Edinburgh, EH16 5XP



Description

This attractive three-bedroom second floor flat forms part of a well-maintained modern development in the sought-after Newington area, just one mile south of Edinburgh's City Centre. The location is highly convenient for Edinburgh University and The Royal Commonwealth Pool and is moments from the open green spaces of Holyrood Park and Arthur's Seat. Providing comfortable and easily manageable living space, the property would make an ideal home for an individual, couple or those seeking a buy to let investment.

- Hallway
- Living/dining room with patio doors to south-facing Juliet balcony
- Well equipped kitchen
- Three comfortable bedrooms, with the principal bedroom featuring fitted wardrobes and en-suite
- Bathroom comprising a white suite with shower over bath
- Gas central heating and double glazing
- Large attic space
- Two resident parking permits
- Shared garden grounds to the rear

Extras

The fitted carpets, curtains, light fittings, oven, hob, washer/dryer, dishwasher and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

Factor

The development is factored by James Gibb for approx. £105 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C



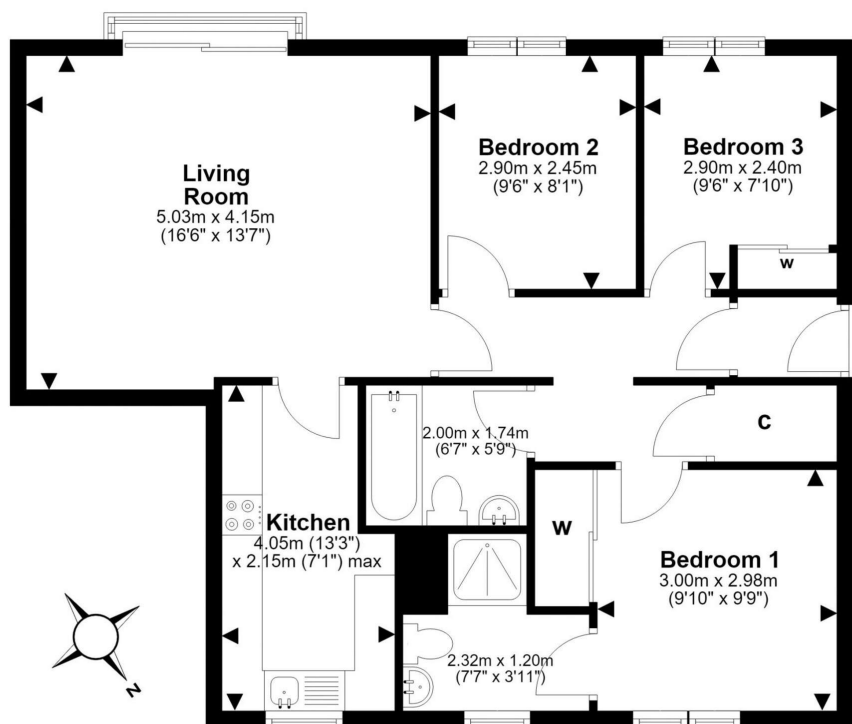
Location

Located in the south of the capital, approximately one mile from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the city's famous landmarks, and also borders the green expanse of the Meadows. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll shopping centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

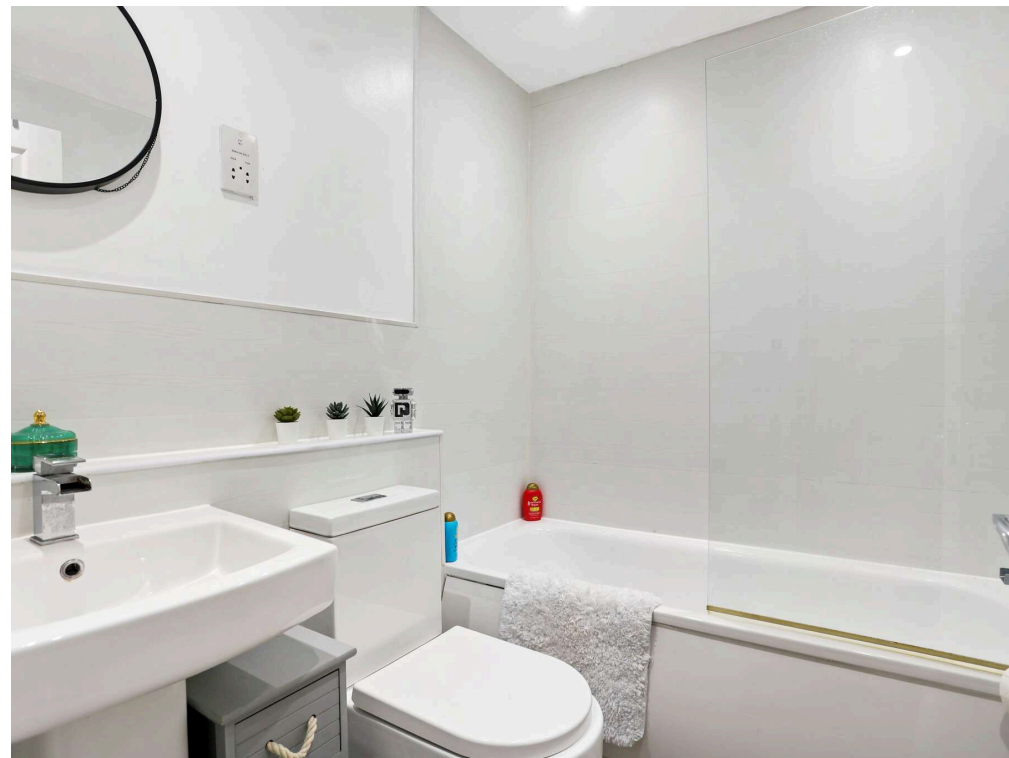
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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