

17/2 Terrars Croft

NEWINGTON | EDINBURGH | EH8 9RE

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An excellent opportunity to purchase a well-presented two bedroom first floor flat, ideally positioned in the popular area of Newington.

The property offers a well-proportioned layout, with a welcoming central hallway providing access to the principal accommodation. The spacious living room is a particularly attractive feature, offering plenty of room for both comfortable seating and dining. The separate kitchen is well arranged and provides a practical range of units and workspace.

There are two well-sized double bedrooms, both offering generous proportions and useful built-in storage. A modern bathroom completes the accommodation, with the property also benefiting from additional storage.

Externally, residents have access to a well-maintained communal garden, providing an attractive shared outdoor space. The property further benefits from an allocated parking space, a valuable addition in this sought-after location.

With its generous room sizes, practical layout, communal garden and private parking, this property would make an ideal first-time purchase, downsizing opportunity or investment property.

- Two well-proportioned bedrooms
- Spacious living room
- Residential parking
- Well-maintained communal gardens
- First-floor position
- Popular Newington location

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

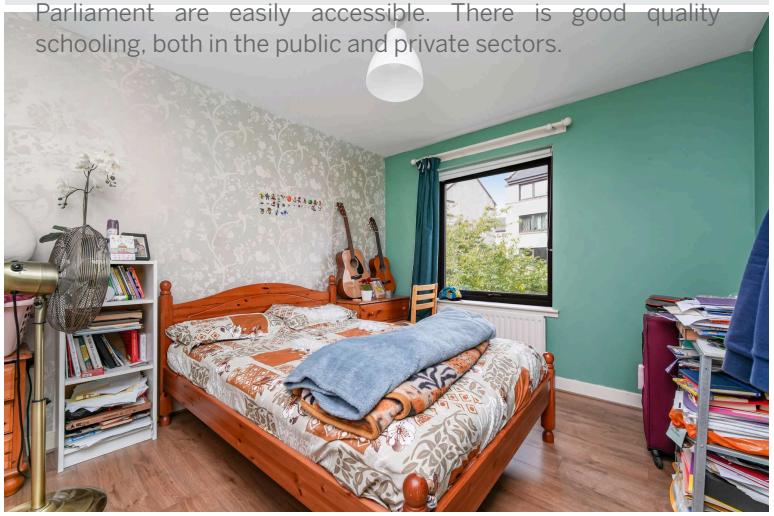


All integrated kitchen appliances will be included in the sale of the property along with fridge/freezer, dishwasher & washing machine. other items include sofas, dining table, tea table, cots and beds. EPC: B. CT: D. Factoring: RMG Approx. £100 per month. This includes building insurance, and communal area maintenance

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike 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. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.



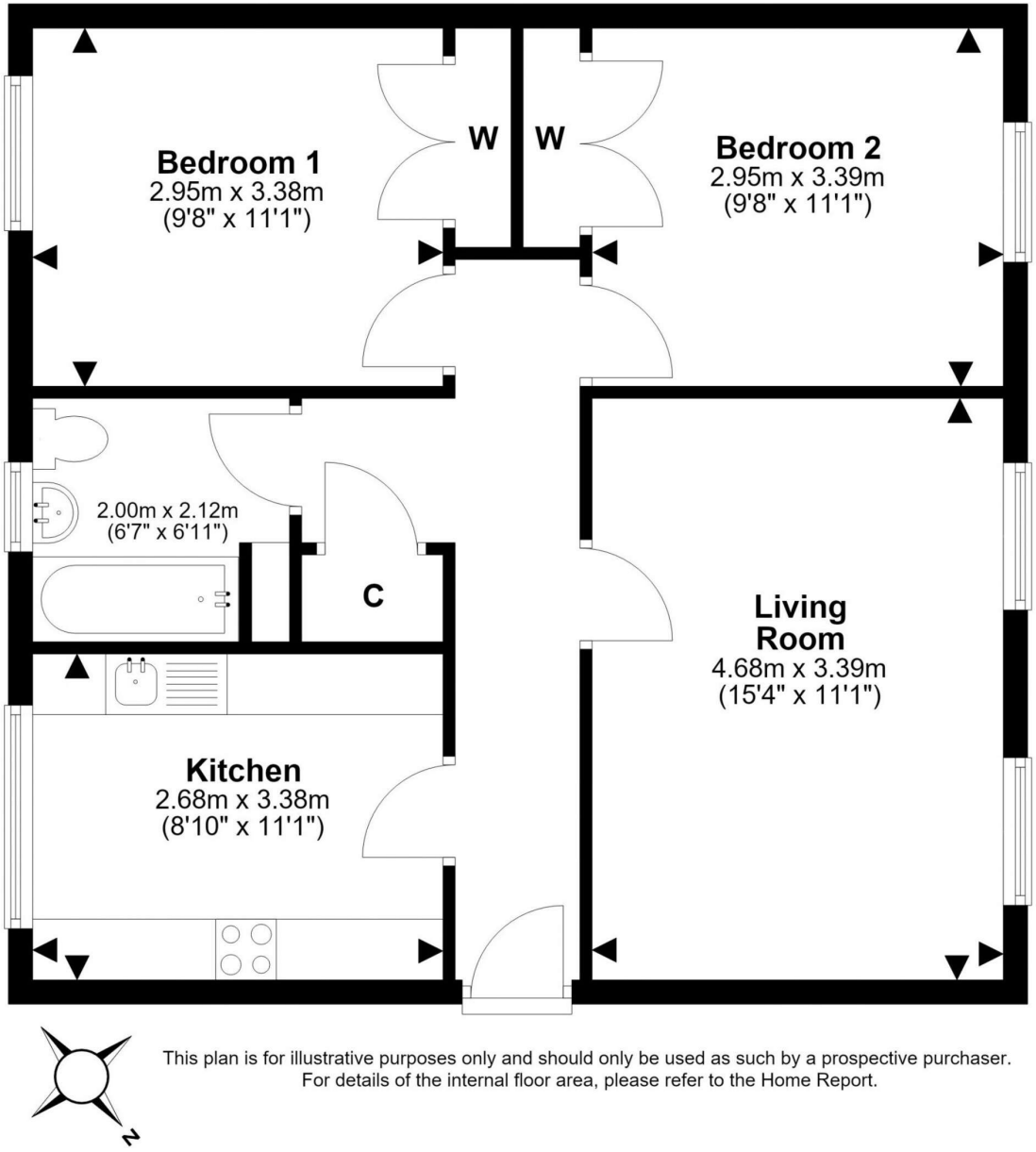












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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