

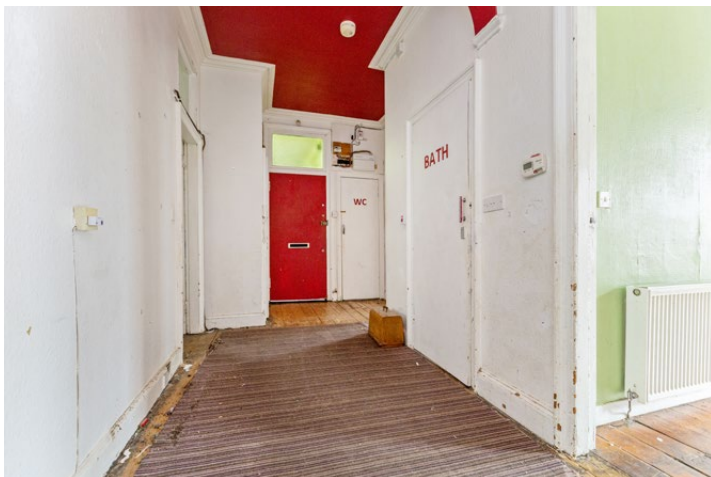
KILGOUR

PROPERTY



51 2f2 Clerk Street, Edinburgh, EH8 9JG





- Spacious Lounge
- Separate Kitchen/Diner
- 2 Bedrooms
- 2 Study Room (Off Bedrooms)
- 2 Box Rooms
- Bathroom
- WC
- Gas Central Heating
- Communal Gardens
- Secure Entry System
- Property sold as seen
- Council Tax –Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

Situated on the second floor of a traditional tenement building in a popular and highly convenient Edinburgh location, this spacious flat offers an excellent opportunity for buyers seeking a property with significant potential. Now requiring full upgrading and modernisation throughout, the flexible accommodation provides a superb blank canvas to create a stylish city home, investment property or buy-to-let opportunity, subject to the necessary consents.

With its desirable location, flexible layout and scope for improvement, this property is sure to appeal to a range of future buyers looking to add value and personalise a home to their own taste.

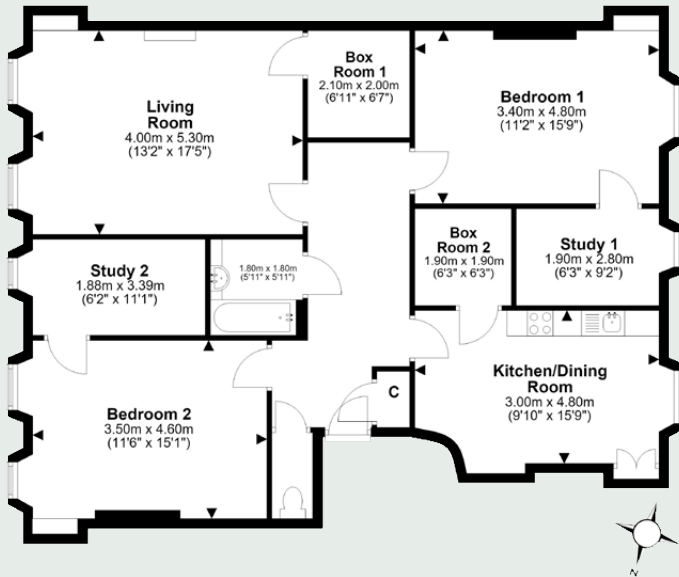
There are shared communal gardens and a secure entry system to gain access to the building.

The purchaser should be aware the property is sold as seen and there is no warranty being given for any systems or appliances.

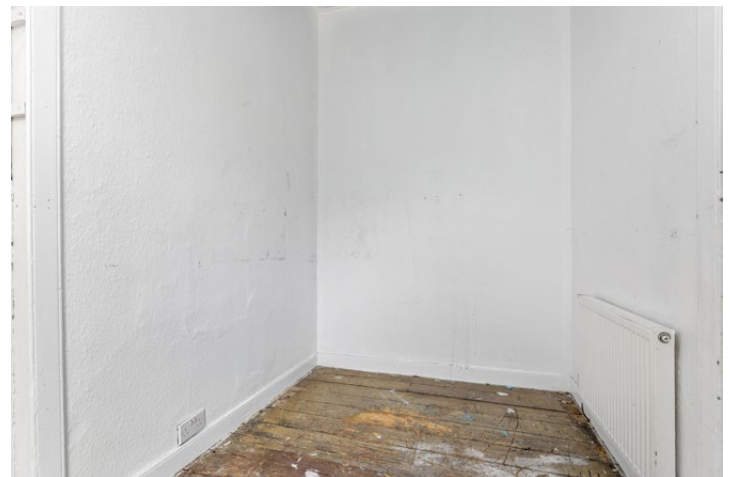
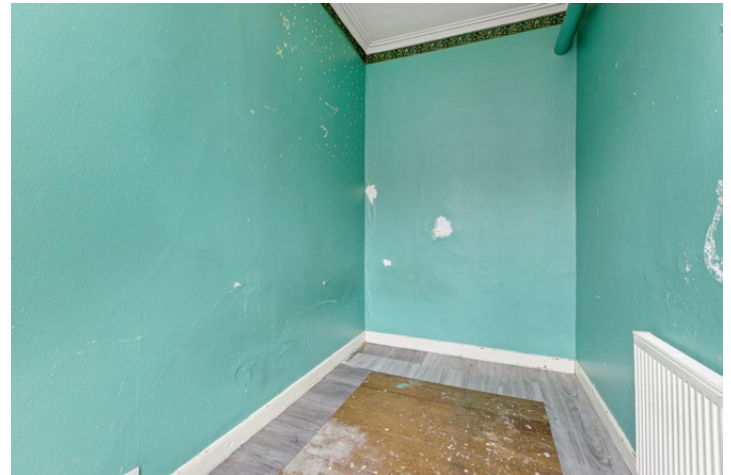
Location

Newington is a highly sought-after and well-established residential district situated to the south of Edinburgh city centre. The area is popular with professionals, students and families alike, offering an excellent balance of city convenience, local amenities and access to open green space. A wide selection of shops, cafés, bars, restaurants and everyday services can be found nearby on Clerk Street, South Clerk Street, Nicolson Street and Causewayside, while the city centre, Old Town and University of Edinburgh are all within easy reach.

The location benefits from excellent public transport links, with frequent bus services providing swift access across the city and beyond. Waverley Station, Princes Street and the main commercial areas of the capital are readily accessible, while motorists can connect with the city bypass and wider road network. For leisure and recreation, residents are well placed for The Meadows, Holyrood Park, Arthur's Seat and the Royal Commonwealth Pool, making Newington an attractive and vibrant place to live with strong long-term appeal.



Living Room	17'5x 13'2	5.30 x 4.00m
Kitchen/Diner	15'9 x 9'10	4.80 x 3.00m
Bedroom 1	15'9 x 11'2	4.80 x 3.40m
Bedroom 2	15'1 x 11'6	4.60 x 3.50m
Study 1	9'2 x 6'3	2.80 x 1.90m
Study 2	11'1 x 6'2	3.39 x 1.88m
Box Room 1	6'11 x 6'7	2.10 x 2.00m
Box Room 2	6'3 x 6'3	1.90 x 1.90m
Bathroom	5'11 x 5'11	1.80 x 1.80m







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