

ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



63 Newington Road, EDINBURGH, EH9 1QW
1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: C

Location

This 3 bedroom, ground floor flat is situated in Newington, a thriving community in Edinburgh's south side, less than two miles from the city centre.

Popular amongst city dwellers and students alike due to the superb amenities on offer including a wide range of everyday and specialist shops, bars, restaurants and cafes. More comprehensive shopping is available at the nearby Cameron Toll Shopping Centre with its Sainsbury's superstore and other high street retailers. Straiton Retail Park and Fort Kinnaird Retail Park are just a short drive away.

Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool, The Festival Theatre, The Queen's Hall and Edinburgh University nearby. The green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills are all also close by.

There are good transport links to the motorway network heading east on the A1, and to the west to the central motorway network, Edinburgh International Airport and the Queensferry Crossing to Fife and the North. There are also regular bus services running to and from the city centre.

Excellent schools in both the state and private sectors are easily accessible

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Large entrance hallway with storage cupboards

Living room with two large bay windows and original features including fireplace, ceiling rose and corning

Kitchen/breakfast room with built in oven & hob, extractor fan, fridge/freezer, and washing machine: these items are believed to be in good working order though their condition is not warranted

3 good sized bedrooms, also with some original features

Boxroom

Wet room with shower, wash basin and WC

Extras Features

Gas central heating

Original features



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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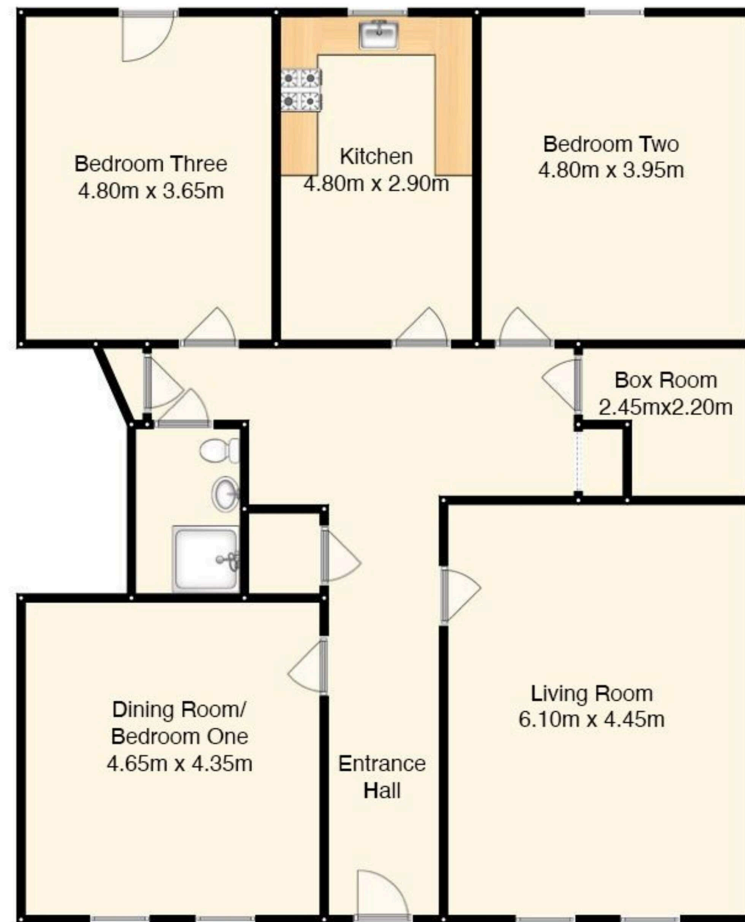
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
135m²

