

COULTERS[©]

FLAT 2, 3 LORD RUSSELL PLACE,

NEWINGTON, EDINBURGH, EH9 1NQ

3 BED

1 BATH

1 PUBLIC



STAGED PHOTO

TAKE A LOOK INSIDE

Situated within the Southside conservation area, this B-Listed flat occupies a superb location just a stone's throw from the University of Edinburgh George Square campus and right by the beautiful green space of the Meadows.

Positioned on the ground floor of a traditional sandstone tenement, the property boasts three bedrooms, a spacious living room, kitchen, shower room and separate WC.

KEY FEATURES



Ground floor flat a stone's throw from the Meadows.



Three bedrooms available.



Shared gardens to the rear.



Permit parking available.



Short stroll to The University of Edinburgh.



Excellent local amenities nearby.

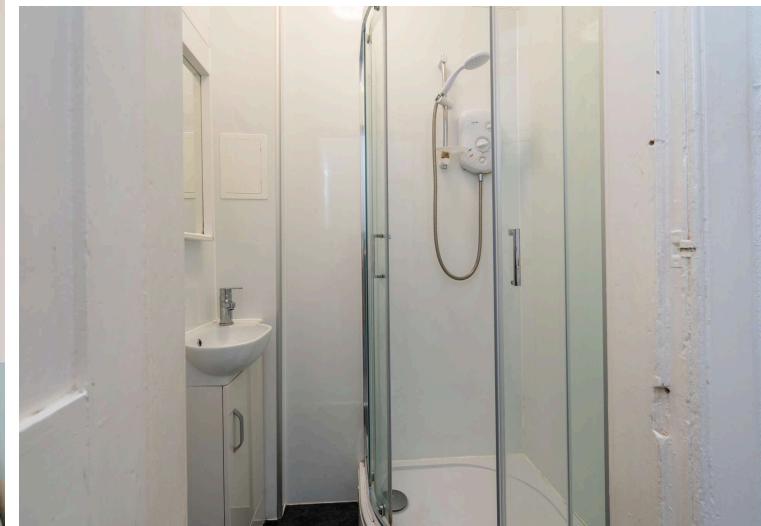


EPC Rating - C



Council Tax Band - C





Most recently, the flat has been a successful buy-to-let thanks to its close proximity to the university, but also has the potential to be an excellent home for professionals or families. The property is fitted with gas central heating, with sash and case windows throughout; double glazed to the front and single glazed to the rear.

A shared garden is located to the rear of the block.

Permit parking and EV charging points (on Sciennes) are available nearby.





STAGED PHOTO



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THE LOCAL AREA

Newington is a highly desirable residential neighbourhood to the south of Edinburgh city centre, popular with families and professionals alike. The area is exceptionally well served by amenities, with a wide range of independent shops, cafés, bars and restaurants close at hand, along with Cameron Toll Shopping Centre which offers a Sainsbury's superstore and high street retailers. There are superb recreational opportunities nearby including Holyrood Park, Blackford Hill and The Hermitage of Braid, all providing wonderful open green spaces for walking and cycling. The Royal Commonwealth Pool and gym, Prestonfield Golf Club and Priestfield Tennis Club are also within easy reach. Cultural attractions such as the Festival Theatre and the Queen's Hall on Clerk Street are close by, while Edinburgh University and the Royal Infirmary of Edinburgh are also conveniently accessible.

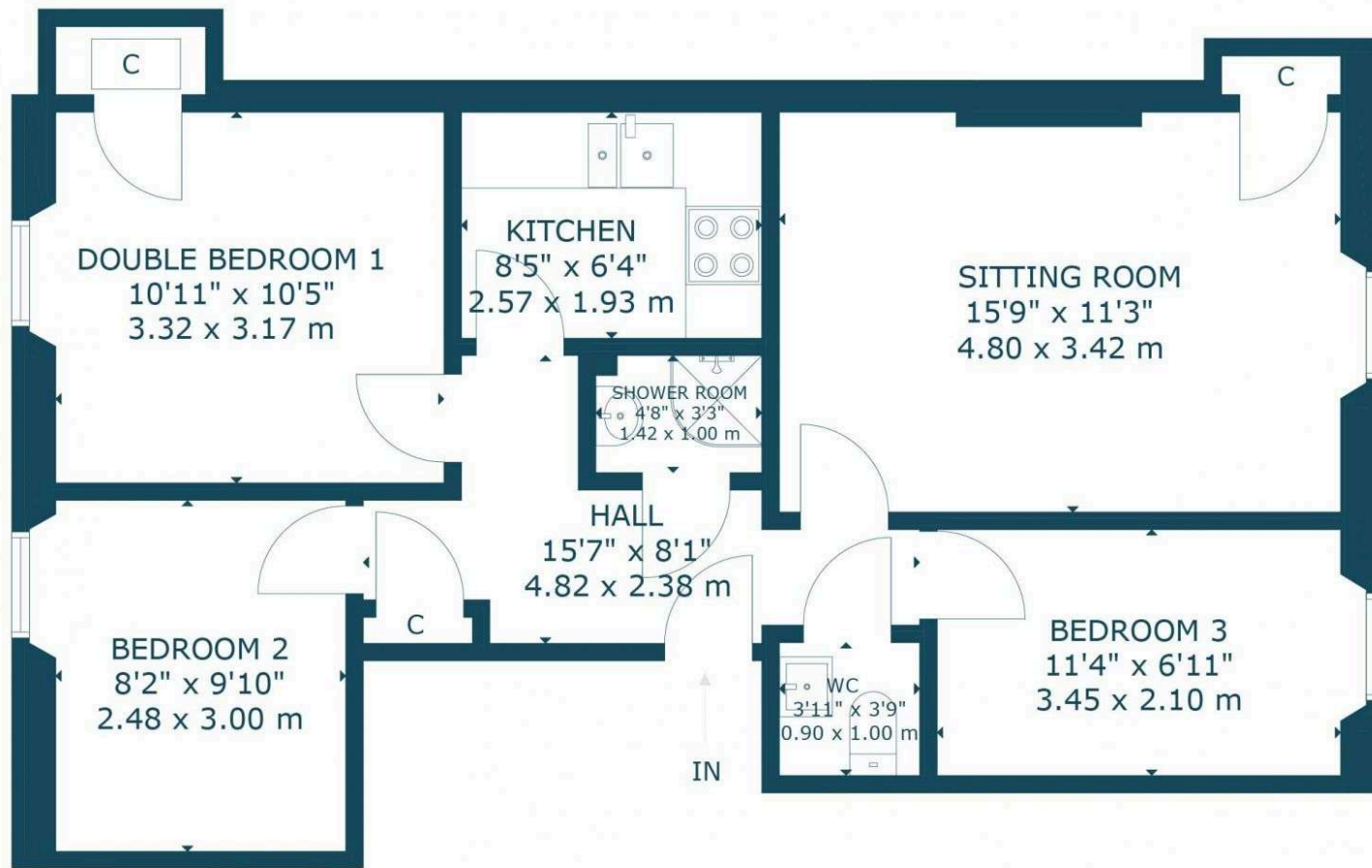
The property is in the catchment area for highly regarded schools including Sciennes Primary School and James Gillespie's High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

The blinds, curtains, fitted floor coverings, light fittings and white goods are included in the sale price. Other items may also be available.

HOME REPORT VALUATION: £315,000





GROUND FLOOR

FLAT 2, 3 LORD RUSSELL PLACE, NEWINGTON, EDINBURGH, EH9 1NQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 688 SQ FT / 64 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.