



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**3/5 Rankin Avenue**  
NEWINGTON, EDINBURGH, EH9 3DD





# NEWINGTON

*Edinburgh*

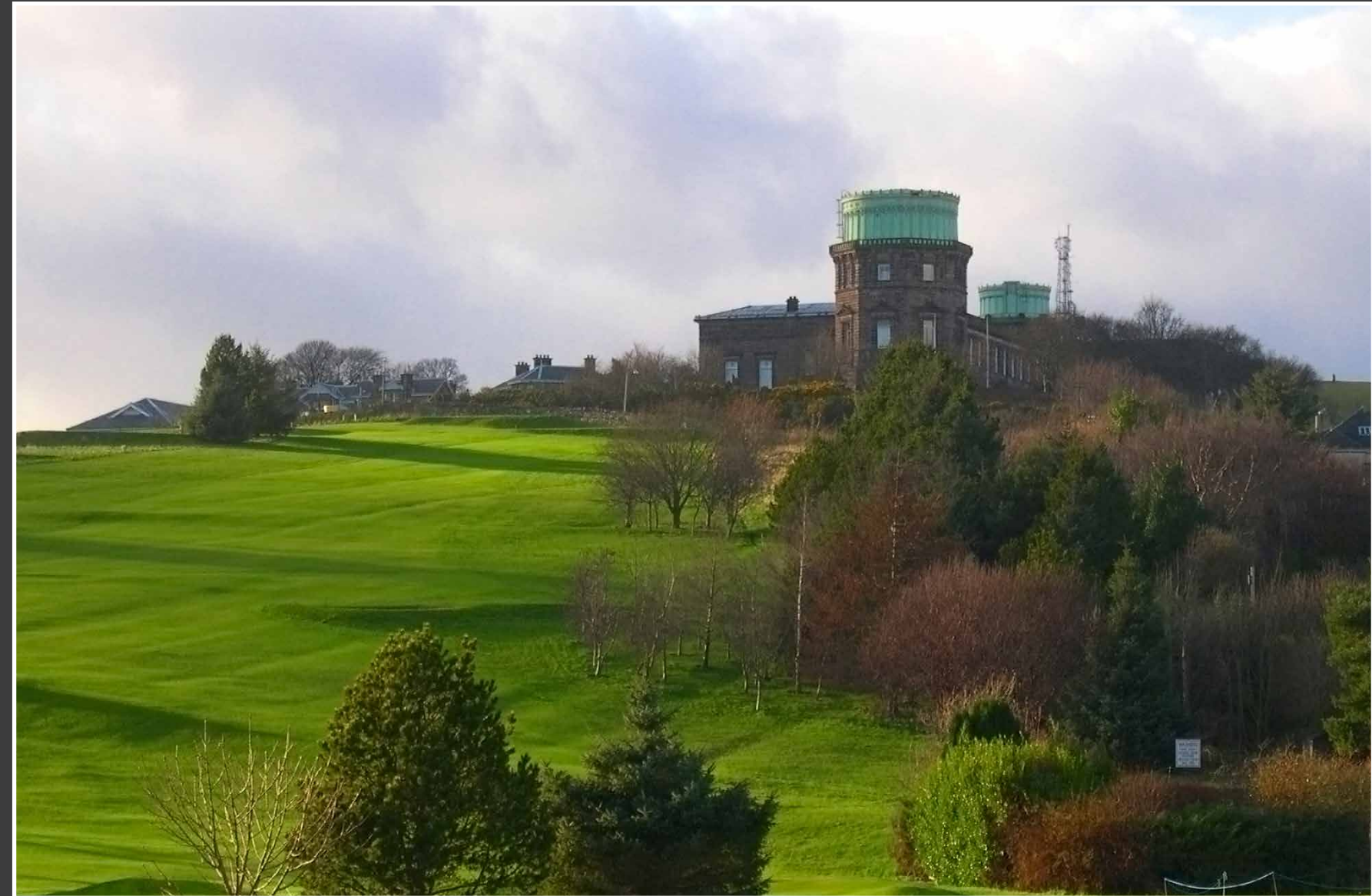
The property is situated within the sought after area of Newington close to excellent local day-to-day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre both a short walk or drive from the property.

There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas.

Excellent leisure and recreational facilities can be found close by which includes Royal Commonwealth Pool, Arthur's Seat, Holyrood Park and most notably The Meadows.

Reputable schooling can be found at primary and secondary levels within the vicinity.

The property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistros and restaurants with the city centre easily accessible.







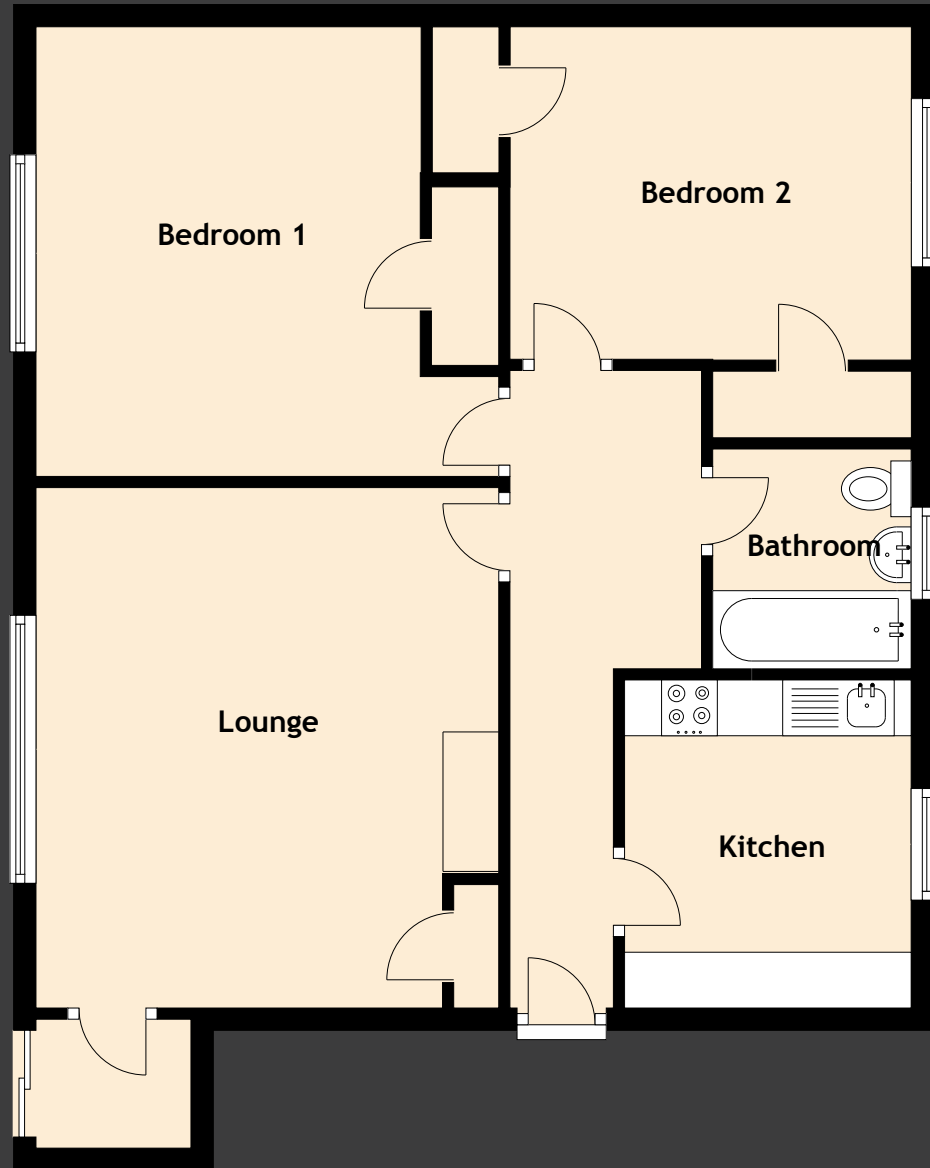
## 3-5 *Rankin Avenue*

An excellent opportunity has arisen to acquire this spacious two bedroom top floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Newington area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of; entrance hallway, a bright and spacious lounge/diner which has a feature gas fire including surround, a shelved storage cupboard and a snug which provides access to a balcony through sliding patio doors. There is also an open plan, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood, fridge and freezer. There are two spacious double bedrooms, both of which have built-in wardrobes and a three-piece, partially tiled bathroom with an over-head shower.

This property also benefits from; gas central heating, upgraded approx. 2018, full double glazing, a private garden to the rear with communal garden grounds which are accessed via the stairway and include a drying green and more than adequate on-street parking to accommodate for residents and visitors alike.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.64m (15'3") x 3.91m (12'10")
Kitchen	2.94m (9'8") x 2.57m (8'5")
Bedroom 1	4.15m (13'7") x 3.87m (12'8")
Bedroom 2	3.68m (12'1") x 3.60m (11'10")
Bathroom	1.97m (6'6") x 1.78m (5'10")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

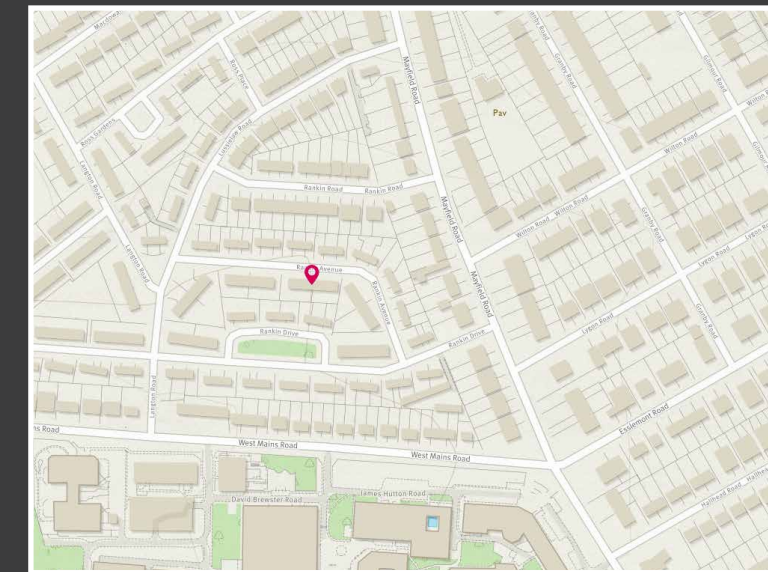


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



VIEW FROM LOUNGE



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