

6/7 East Parkside

NEWINGTON, EDINBURGH, EH16 5XJ



McEwan Fraser Legal is delighted to present this one-bedroom top-floor flat in a sought-after modern development adjacent to Holyrood Park



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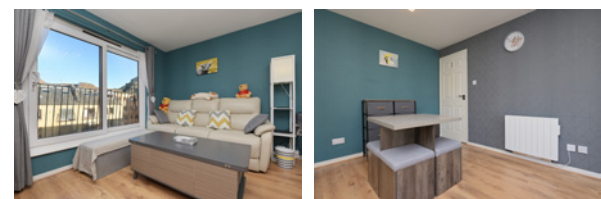


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THE LIVING ROOM



Inside, the property comprises:

- Attractive living room featuring a large window opening onto an ornamental balcony, offering a pleasant outlook towards Arthur's Seat.
- Contemporary fitted kitchen with modern units and ample storage.

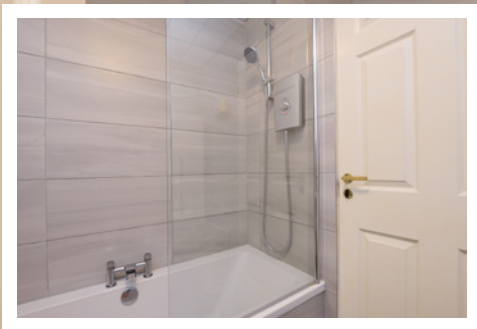
THE KITCHEN





- Spacious double bedroom with built-in wardrobes for excellent storage.
- Bathroom with a shower over the bath.
- Large attic space for extra storage.

THE BATHROOM



THE BEDROOM



In addition, the property benefits from electric heating, double glazing, and secure entry phone access. Externally, it is set within landscaped communal grounds and includes resident's private permit parking.

This is a rare opportunity to acquire a well-presented flat in a prime location, offering easy access to the City Centre and a variety of local amenities.

EXTERNALS & VIEW



THE LOCATION

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 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 and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.



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THE SUNDAY TIMES
THE TIMES



Text and description
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