

3,47 Causewayside

EDINBURGH, EH9 1QF



*Spacious Two Bedroom Flat In Edinburgh's
Sought after Newington Area*



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McEwan Fraser Legal is delighted to present this two-bedroom first-floor flat in Edinburgh's popular area of Newington on Causewayside. The flat benefits directly from excellent transport links, shops and local cafes in the immediate vicinity.

THE LOUNGE



Inside, the property comprises:

- Spacious lounge which is bright and spacious. The living space accommodates various possibilities for furniture arrangements.
- Fully equipped kitchen situated in the open-plan lounge/kitchen. The kitchen benefits from a gas hob, fan oven as well as fridge freezer.

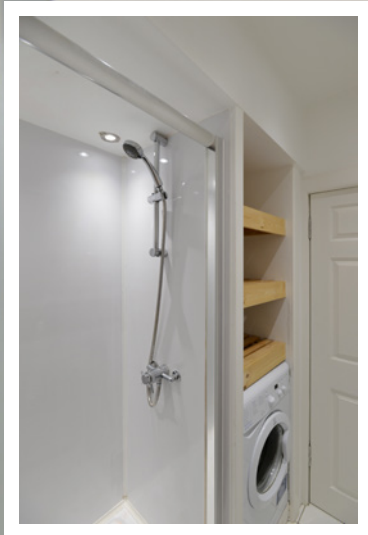
THE KITCHEN





- The flat has one three-piece shower room, which is modern with a double shower and a modern suite, accommodating the washing machine/washer dryer and providing excellent linen storage.
- There is also a handy two-piece WC situated opposite the front door.
- There are two generously proportioned double bedrooms which offer a range of options when it comes to freestanding furniture. Both bedrooms are well-lit by natural light.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

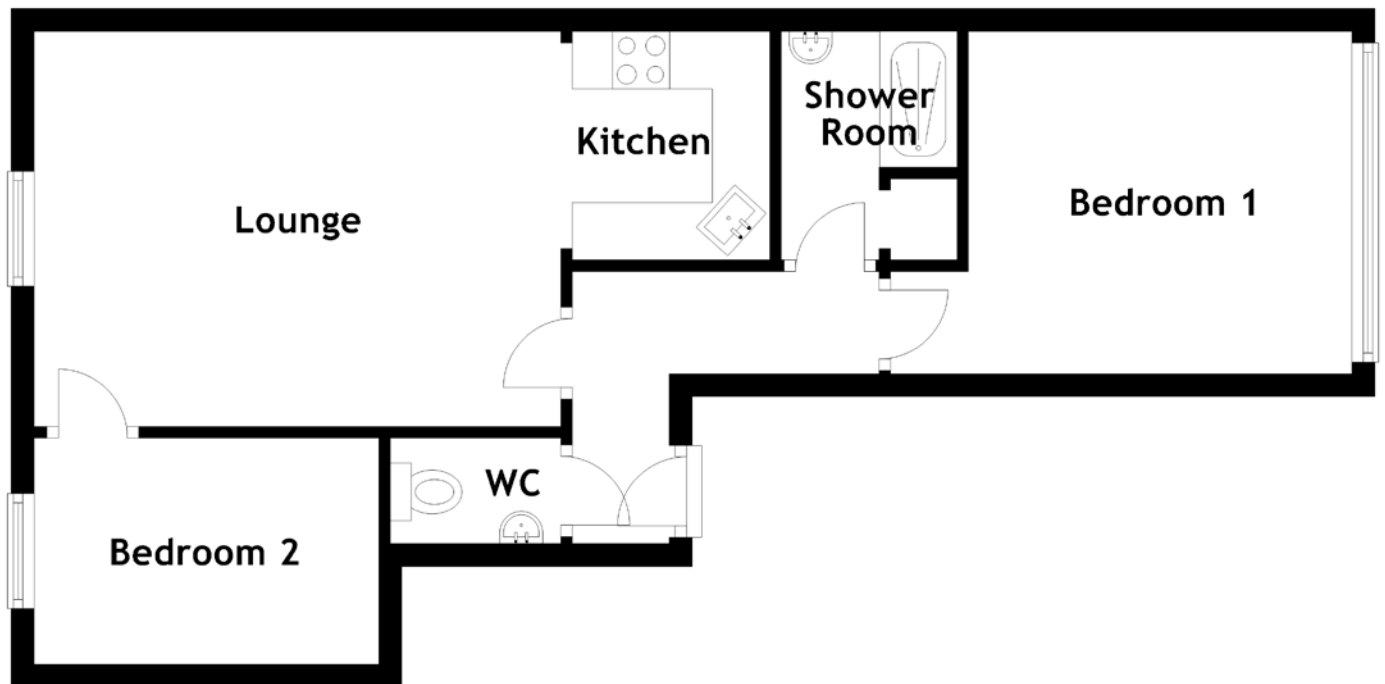


In addition, the property benefits from gas central heating making for a warm home year-round. Parking in the area is permit parking meaning the property has residents parking in adjacent streets as Causewayside has restricted parking at certain times. Early viewing is recommended to avoid disappointment as the flat is expected to be particularly interesting.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

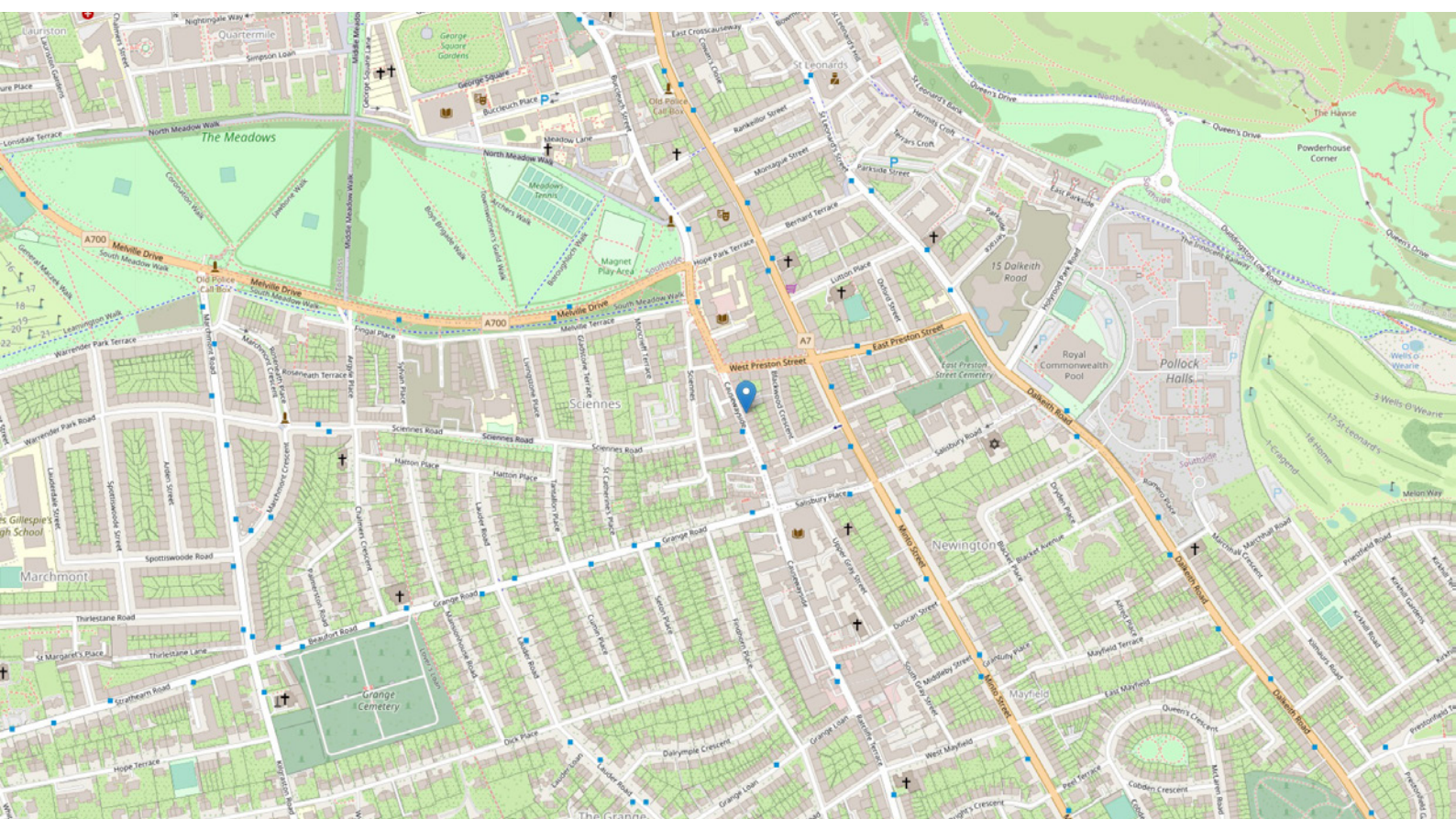


Approximate Dimensions
(Taken from the widest point)

Lounge 6.46m (21'2") x 3.44m (11'3")
Kitchen 1.99m (6'6") x 1.72m (5'8")
Shower Room 1.99m (6'6") x 1.53m (5')

WC 1.49m (4'11") x 0.92m (3')
Bedroom 1 4.02m (13'2") x 2.98m (9'9")
Bedroom 2 2.90m (9'6") x 1.97m (6'6")

Gross internal floor area (m²): 47m²
EPC Rating: C



THE LOCATION

The property is situated within the sought after area of Newington, only a 2 minute walk to the Meadows and 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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**Part
Exchange
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