

# 53 Carnegie Court

EDINBURGH, EH8 9SN



*Three-bedroom duplex apartment, central location  
with spectacular views of Arthurs Seat*



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McEwan Fraser Legal is delighted to present this three-bedroom duplex apartment in Newington which is in a walk-in condition. The flat showcases excellent views of Arthurs Seat countryside and lies within a central location, within walking distance to Edinburgh University, as well as the Royal Commonwealth Pool and leisure centre. Public transport outside the flat provides access all over the city.

# THE LIVING ROOM



Inside, the property comprises a spacious living area complete with a storage cupboard and a large window, flooding the room with natural light. The newly fitted fully equipped kitchen is modern with neutral decor.

# THE KITCHEN





Upstairs there are three double bedrooms. Bedroom 1 benefits from a bespoke walk-in wardrobe, additionally bedroom 3 also has a built-in wardrobe. The bathroom has recently been renovated with complete with a fully fitted modern bathroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



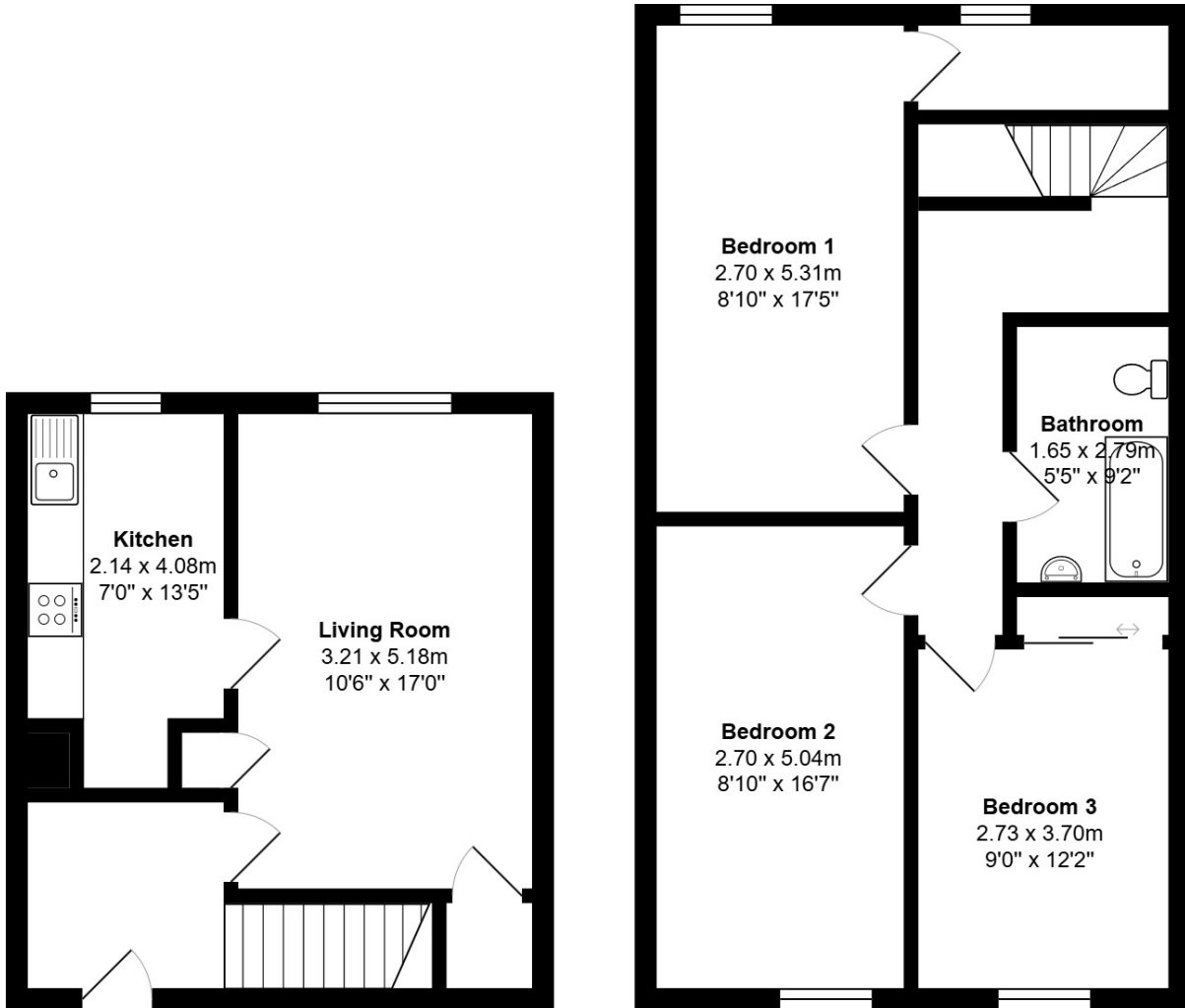
In addition, the property includes mews parking, a communal drying area and a private external storage cupboard. This is a rare opportunity to acquire a spacious renovated flat in a fantastic location.

# EXTERNALS



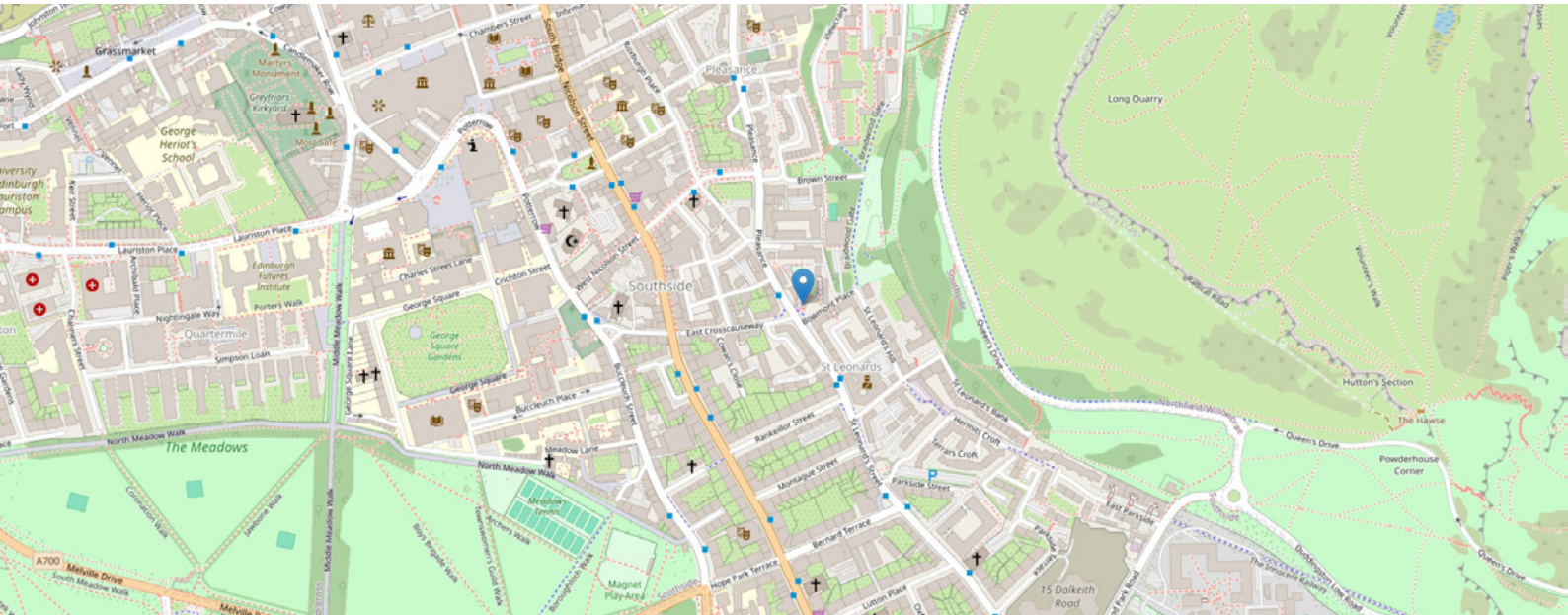


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup> | EPC Rating: D



# 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.



  
**McEwan Fraser Legal**

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**Part  
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THE SUNDAY TIMES  
 THE TIMES



Text and description  
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