




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

3B/Flat 3 East Preston Street

NEWINGTON, EDINBURGH, EH8 9QQ

3B/FLAT 3 EAST PRESTON STREET

NEWINGTON, EDINBURGH, EH8 9QQ

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

An excellent opportunity has arisen to acquire this highly desirable two bedroom first-floor flat. Making for an ideal city centre residence or a good buy-to-let investment opportunity, this flat is well located within the popular Newington district of Edinburgh. Viewing is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of; an entrance hallway with a cloak cupboard, a bright and spacious lounge with a bay window and access into the fully fitted, partially tiled kitchen which benefits from an integrated

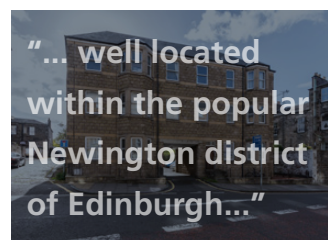
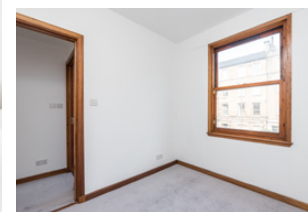
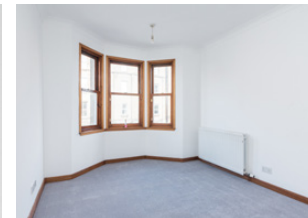
close by which includes Royal Commonwealth Pool, Arthur's Seat, Holyrood Park and most notably, the Meadows. Reputable schooling can be found at primary and secondary levels within the vicinity.

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.

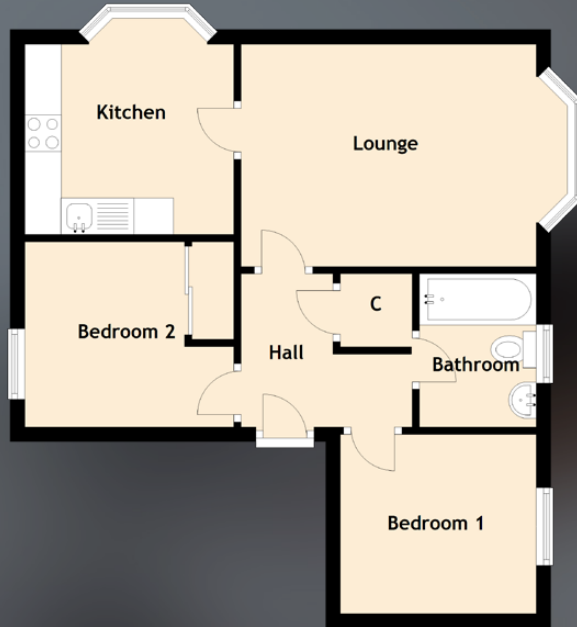
4 gas hob/oven, extractor hood and a further bay window.

There are two good sized bedrooms with the master bedroom featuring double built-in mirrored wardrobes. There is also a three - piece bathroom with a newly tiled floor.

This property also benefits from gas central heating, full double glazing and communal grounds surrounding the property, including a private allocated parking space to the rear.



SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.05m (13'3") x 3.05m (10')
Kitchen	3.27m (10'9") x 2.87m (9'5")
Bedroom 1	2.69m (8'10") x 2.46m (8'1")
Bedroom 2	2.99m (9'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.72m (5'8")

Gross internal floor area (m²): 48m² | 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.

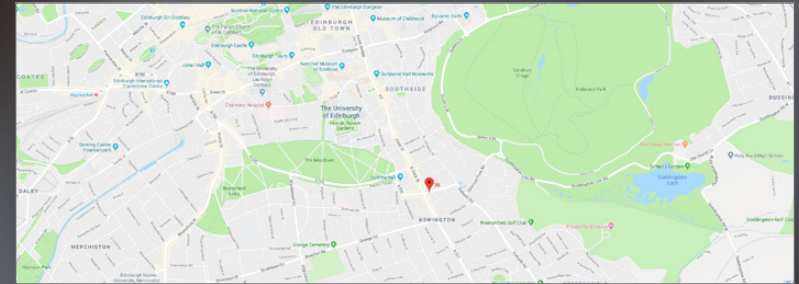


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>


Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer