McEwan Fraser Legal

Solicitors & Estate Agents

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172 (GFR) Dalkeith Road

NEWINGTON, EDINBURGH, EH16 5DX

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The property is situated within the sought after area of Newington, conveniently located for Edinburgh University and the New Royal Infirmary.

The area is close to many local amenities and facilities, including many shops, bistros and restaurants. Further specialised shopping can be found at Cameron Toll Shopping Centre and the City Centre, both a short walk or drive from the property.

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

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

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

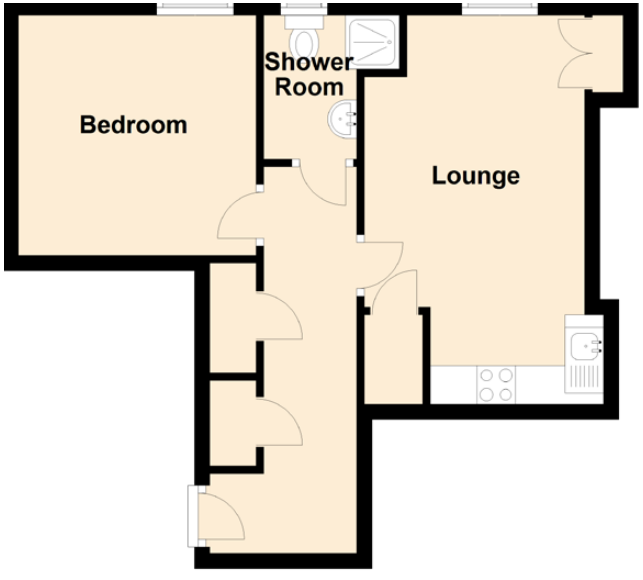
An excellent opportunity has arisen to acquire this highly desirable one bedroom ground-floor flat, making for an ideal first-time-buyer or buy-to-let opportunity, while being well located within the popular Newington area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation could benefit from minor modernisation, while briefly consisting of; entrance hallway with two large storage cupboards and a partially tiled, open plan lounge/kitchen with an integrated 4 gas hob/oven, extractor hood, a feature electric fireplace and a utility cupboard.

There is a double bedroom and a three-piece, partially tiled shower-room.

This property also benefits from; high ceilings, gas central heating and single glazed sash & case windows throughout and a communal garden to the rear of the property, accessed via the stairway.

Specifications

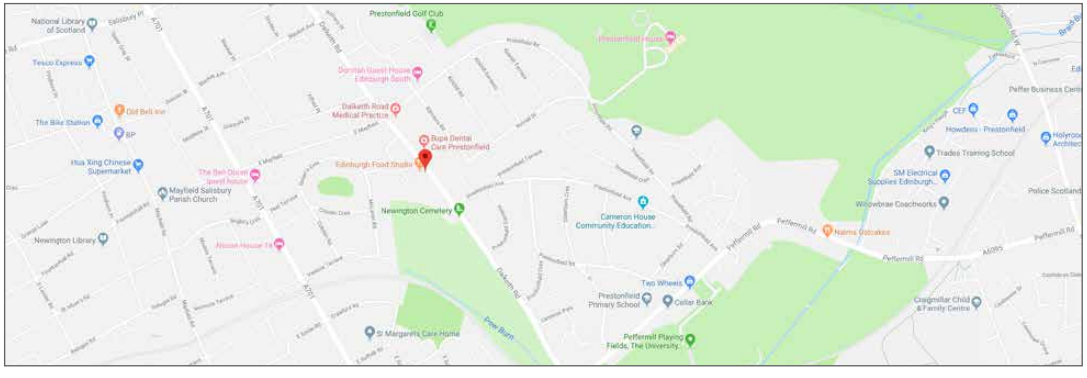


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.05m (16'7") x 2.86m (9'5")
Bedroom	3.12m (10'3") x 3.09m (10'2")
Shower Room	1.87m (6'2") x 1.76m (5'9")

Gross internal floor area (m^2): 35m^2 || EPC Rating: D

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



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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES THE TIMES

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