

# 203 Dalkeith Road

EDINBURGH, EH16 5DS



*SPACIOUS ONE BEDROOM MAIN DOOR FLAT IN  
EDINBURGH'S POPULAR AREA OF NEWINGTON*



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McEwan Fraser Legal is delighted to present this one-bedroom modern ground floor main door flat in excellent condition. Situated in Edinburgh's highly sought-after Newington area.

Inside, the property comprises of a spacious living area that has large bay window and features original features, such as; wooden floors timber panelling around the bay window, beautiful cornice and fireplace. There is a fully equipped kitchen which is flooded with natural light and spacious. Fitted with gas hob, fan oven along with free-standing white goods. The property has one large double bedroom and is also well served by a spacious box room which has accommodated a nursery with ease and could with the correct consent be converted to a kitchen making the property two bedrooms. The flat further benefits from two bathrooms. The main family bathroom which is a modern three-piece bathroom with modern tiling and also an en-suite shower.

In addition to this, the property has gas central heating and double-glazed windows, making for a warm and cost-effective home year-round. There is also on-street parking available for residents and visitors alike.

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# the kitchen







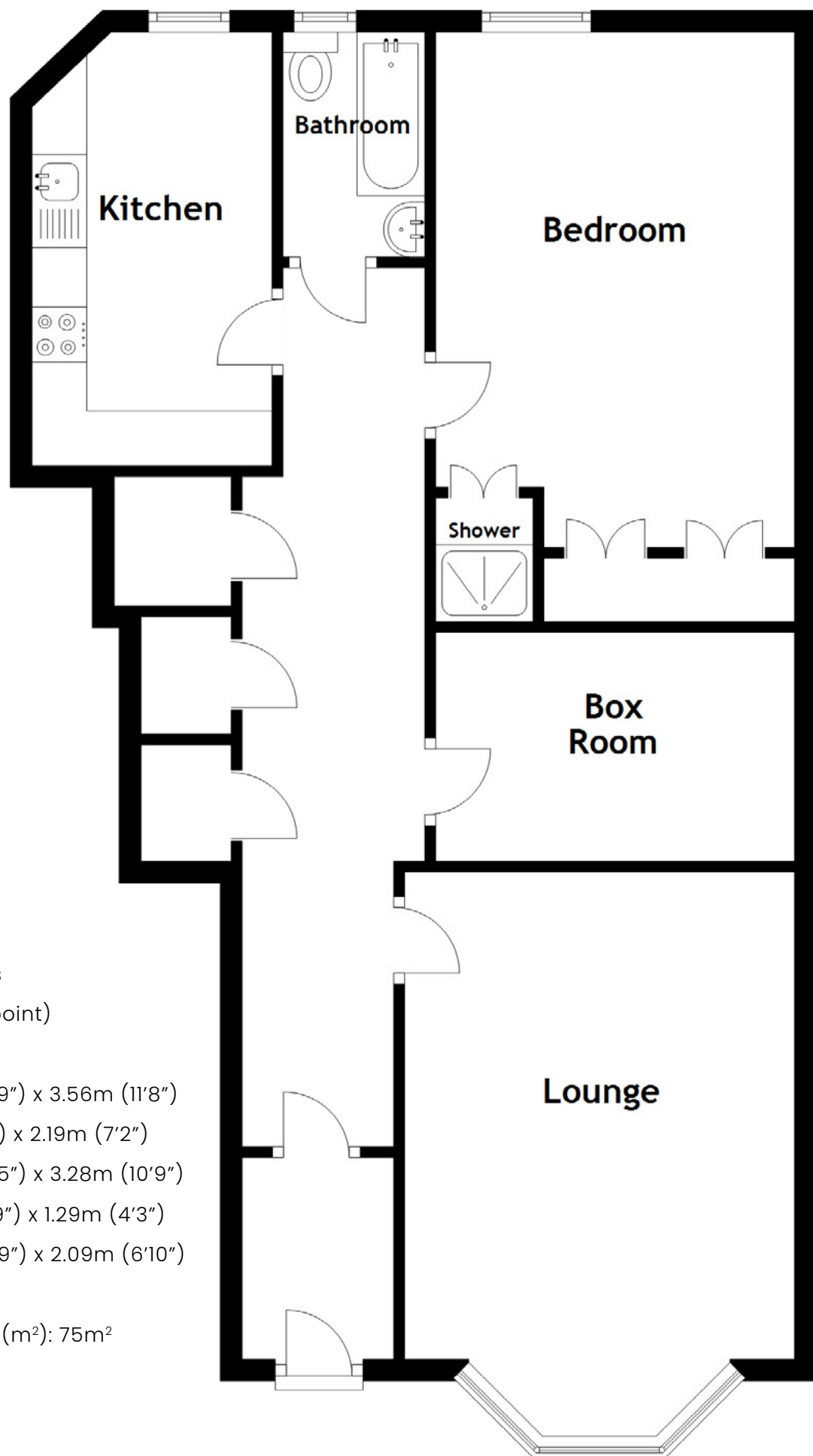






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Approximate Dimensions  
(Taken from the widest point)

Lounge	5.72m (18'9") x 3.56m (11'8")
Kitchen	3.96m (13') x 2.19m (7'2")
Bedroom	4.70m (15'5") x 3.28m (10'9")
Bathroom	2.05m (6'9") x 1.29m (4'3")
Box Room	3.28m (10'9") x 2.09m (6'10")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: D









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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, bistros and restaurants with the city centre easily accessible by way of good public transport services.

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## The Location



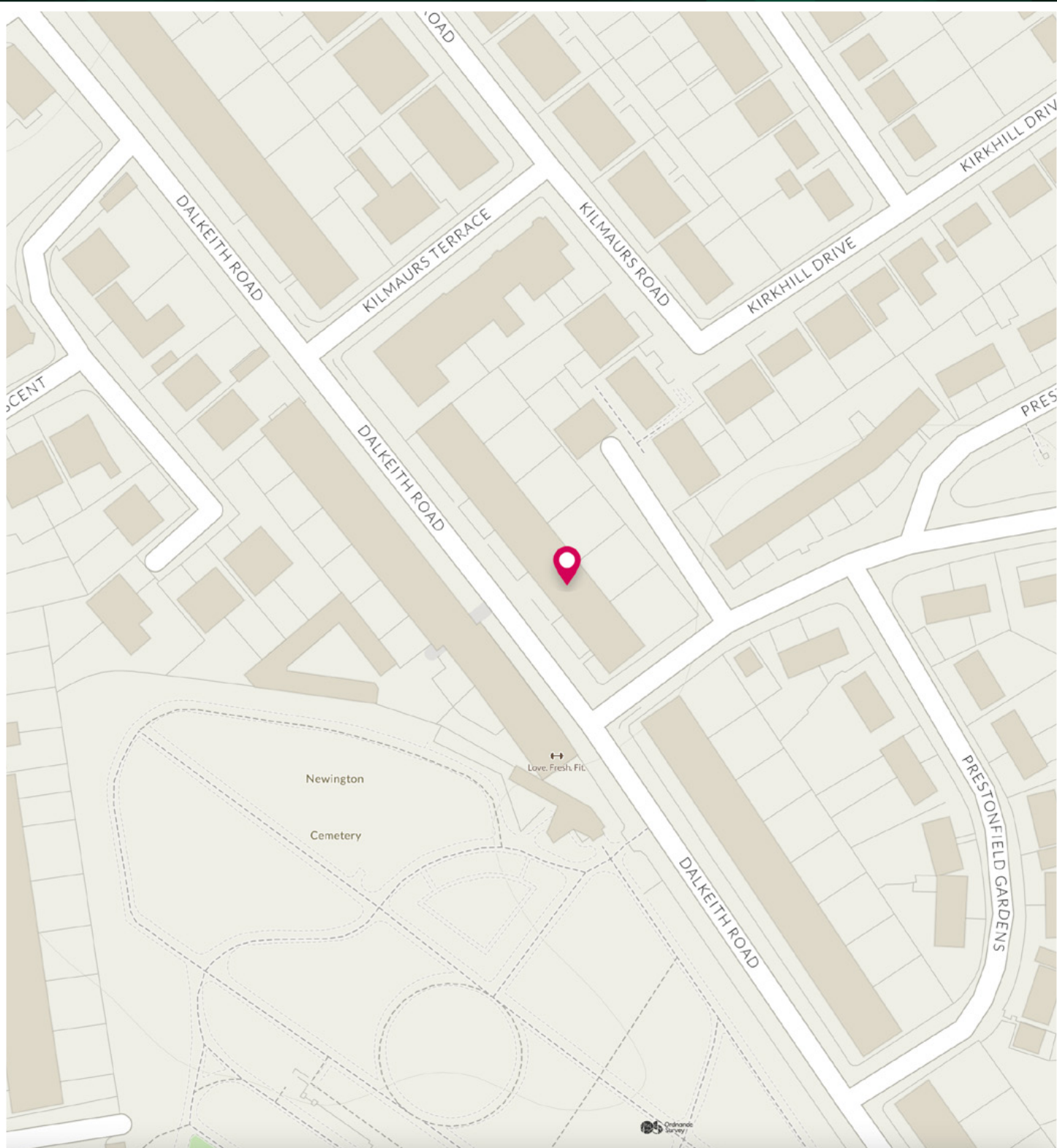


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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