



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**41(1F1) Clerk Street**

NEWINGTON, EDINBURGH, EH8 9JQ

# 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 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 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.





## 41(1F1) CLERK STREET

*A HIGHLY DESIRABLE FIRST-FLOOR FLAT, MAKING FOR AN IDEAL BUY-TO-LET OPPORTUNITY OR CITY CENTRE RESIDENCE.*

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

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway, a bright and spacious sitting room which boasts a feature fireplace, period cornicing and an Edinburgh press cupboard as well as an open plan kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and a boiler cupboard. The spacious master bedroom has a further Edinburgh press and a further double bedroom can be found with

a press and a feature fireplace and the third bedroom is a single and offers optional use as a dressing room or home office while also including a feature fireplace. The three-piece, partially tiled shower-room has an extractor fan and a chrome heated towel rail. Operational window shutters can be found within the sitting room as well as two of the bedrooms.

This property also benefits from real wood flooring, high ceilings, gas central heating, windows are a mixture of single glazed sash & case and double glazed. There is also secure door entry system, a communal garden to the rear of the property, accessed via the stairway and more than adequate on-street permit parking, with residents permits available for a small annual fee.



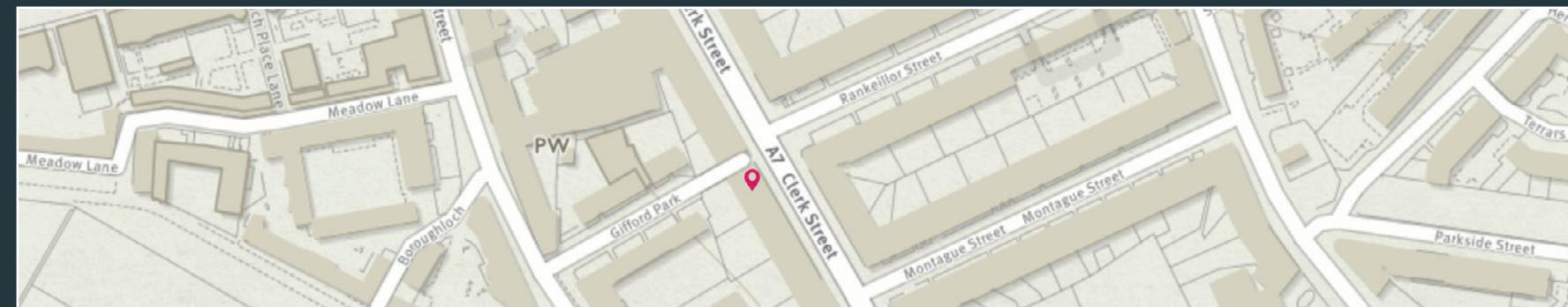


# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.18m (17') x 3.92m (12'10")
Kitchen	5.06m (16'7") x 3.83m (12'7")
Bedroom 1	5.18m (17') x 3.91m (12'10")
Bedroom 2	3.96m (13') x 3.78m (12'5")
Bedroom 3	3.00m (9'10") x 2.63m (8'8")
Shower Room	2.69m (8'10") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: C





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