



  
**McEwan Fraser Legal**

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**38 Lutton Place**

NEWINGTON, EDINBURGH, EH8 9PG

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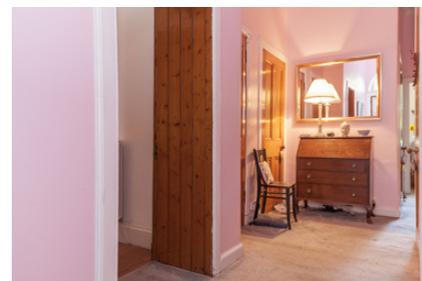
Located within the highly desirable area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities including shops, bistros and restaurants. Excellent leisure and recreational facilities are close by including the Festival Theatre, Queen's Concert Hall, cinemas and Prestonfield and Duddingston Golf Clubs. The Royal Commonwealth Pool, Arthur's Seat and Holyrood Park are a short walk from the property. Cameron Toll Shopping Centre with its supermarket, banks, baker, chemist and other retail is within walking distance. Good schooling can be found at primary and secondary levels within the area. The Royal Infirmary Hospital is a short distance from the property.

The property is served by excellent public transport services and is only ten minutes from the city centre and all that it has to offer. The City Bypass linking to Edinburgh's international airport is a short drive away.

An excellent opportunity has arisen to acquire this spacious two bedrooms ground floor main door apartment, making for an excellent home or investment. Viewing of this property comes highly recommended.

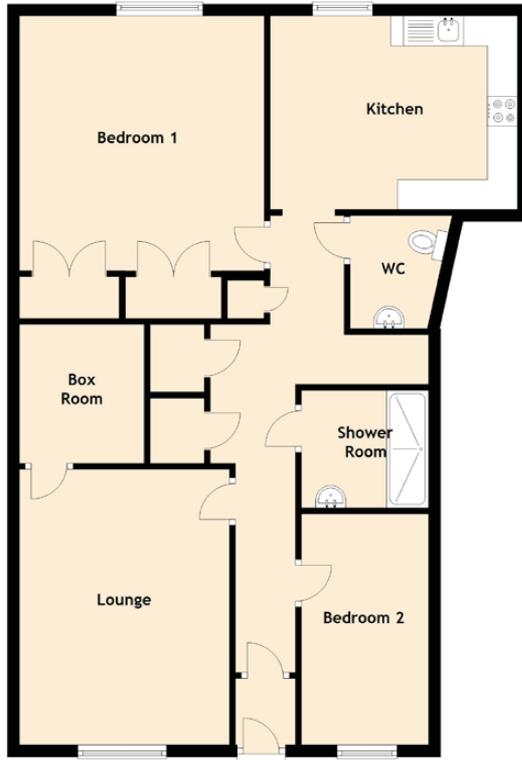
The property is perfect for a professional couple or young family and briefly consists of an entrance hallway, a fully fitted and partially tiled kitchen with an integrated, range cooker extractor hood, fully integrated appliances with a free-standing American style fridge freezer. The Kitchen is very spacious and overlooks the rear garden. Following on from the hallway, you will find two double bedrooms the master of which is very large and has two wardrobes one of which is a walk in as well as a newly fitted two-piece fully tiled shower room and completing the rooms, there is a large lounge which is spacious and has access to the box room which has a multitude of uses and is currently set as a single room.

This property also benefits from main door access, gas central heating, single glazed sash and case windows and a communal garden to the rear of the property accessed via the stairway as well as excellent storage space in the property. The property has more than adequate on-street permit parking to accommodate for residents and visitors alike.



# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.63m (15'2") x 3.50m (11'6")
Kitchen	4.12m (13'6") x 3.25m (10'8")
Bedroom 1	4.28m (14'1") max x 4.08m (13'5")
Bedroom 2	3.88m (12'9") x 2.12m (6'11")
Box Room	2.33m (7'8") x 2.08m (6'10")
Shower Room	2.10m (6'11") x 1.96m (6'5")
WC	2.04m (6'8") x 1.70m (5'7")

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

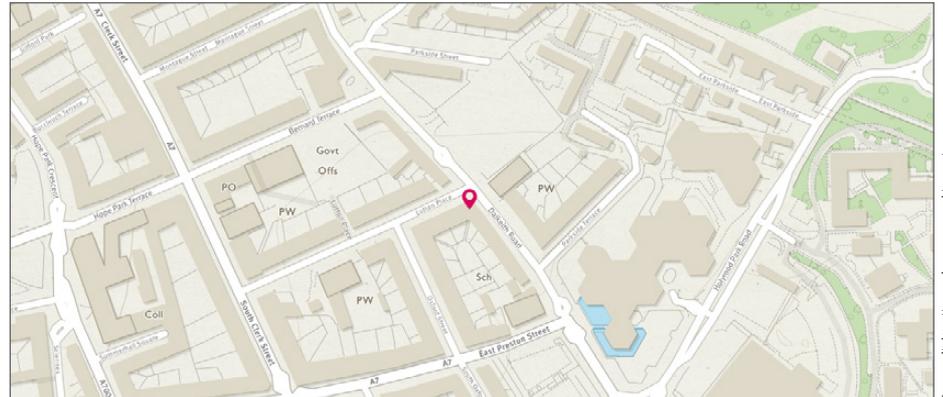


Image credit: <https://www.vox.com/environments/5046000/property-map>

  
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