




McEwan Fraser Legal

Solicitors & Estate Agents

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1/6 Lord Russell Place

NEWINGTON, EDINBURGH, EH9 1NQ

AREA NEWINGTON

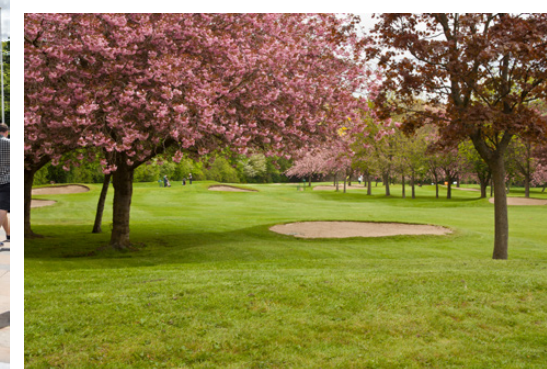
EDINBURGH, EH9 1NQ

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.



1/6

LORD RUSSELL PLACE

NEWINGTON, EDINBURGH, EH9 1NQ

An excellent opportunity has arisen to acquire this unique three bedroom second-floor flat, making for an ideal 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 is in excellent decorative order, while briefly consisting of an entrance hallway with a meter cupboard as well as a two-piece, partially tiled WC with extractor fan, a bright and spacious lounge with a feature fireplace and a fully fitted, open plan kitchen/diner which benefits from an integrated four-ring hob/oven, extractor hood, under-unit lighting and a walk-in utility cupboard.

There are two spacious double bedrooms, both of which have feature fireplaces and Edinburgh press storage cupboards, while one of them has window shutters and a third single bedroom makes for an optional home office and has a further feature fireplace.

The three-piece, fully tiled bathroom has an overhead shower and a chrome heated towel rail.

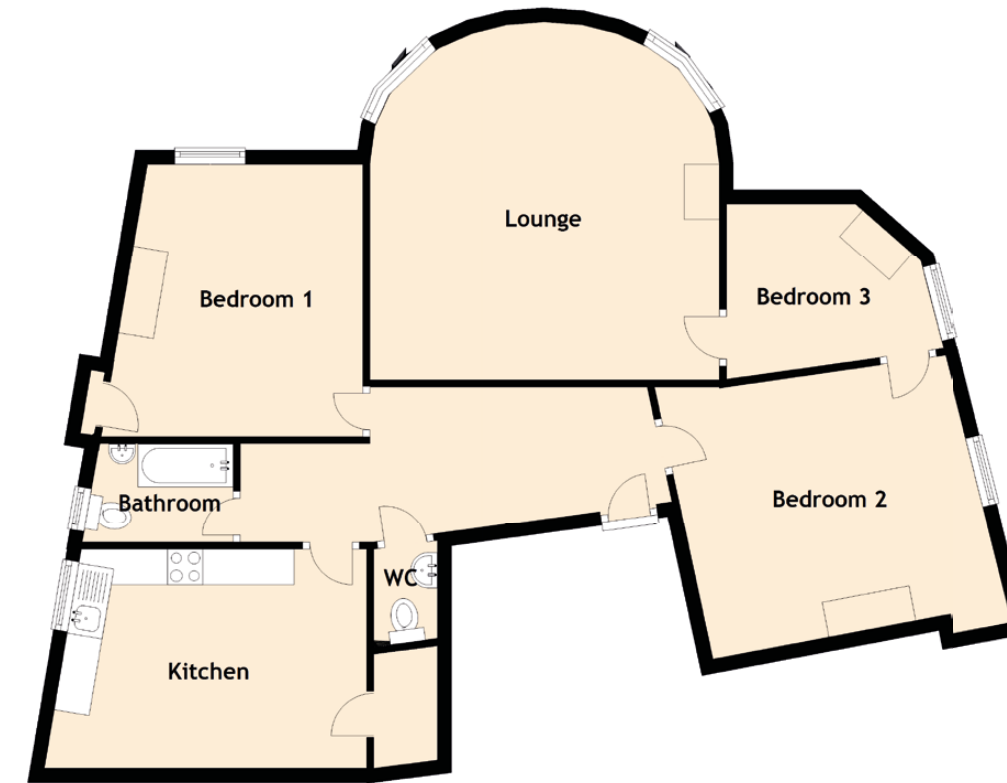
This property also benefits from; secure door entry system, gas central heating, single glazed sash and case windows and a communal garden to the rear, accessed via the stairway. There is more than adequate on-street meter parking with residents permits available at a small annual fee.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.95m (16'3")
Kitchen	4.30m (14'1") x 3.09m (10'2")
Bedroom 1	3.86m (12'8") x 3.70m (12'2")
Bedroom 2	4.25m (13'11") x 3.62m (11'11")
Bedroom 3	3.07m (10'1") x 2.50m (8'2")
Bathroom	2.14m (7') x 1.40m (4'7")
WC	1.38m (4'6") x 0.90m (2'11")

Gross internal floor area (m²): 114m² | EPC Rating: D

Extras (Included in the sale): Couch, double bed, fridge/freezer, washing machine, dishwasher, dining table with four chairs and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

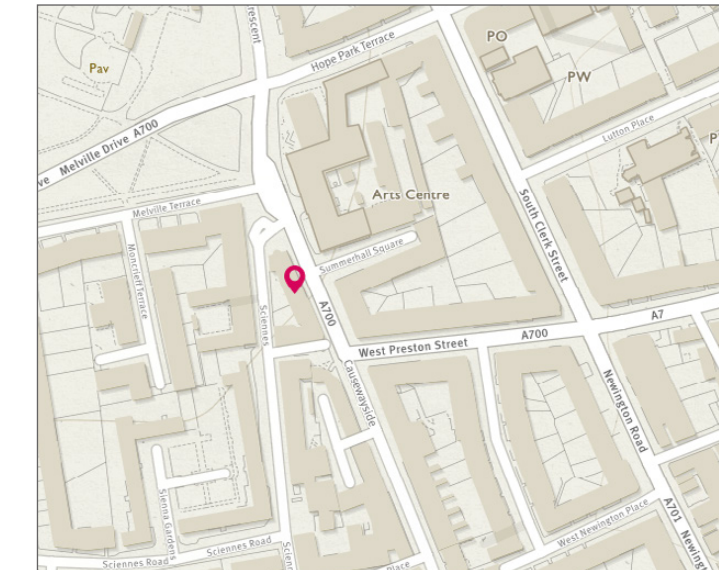


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