




McEwan Fraser Legal
Solicitors & Estate Agents
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149/10 Buccleuch Street
NEWINGTON, EDINBURGH, EH8 9NE

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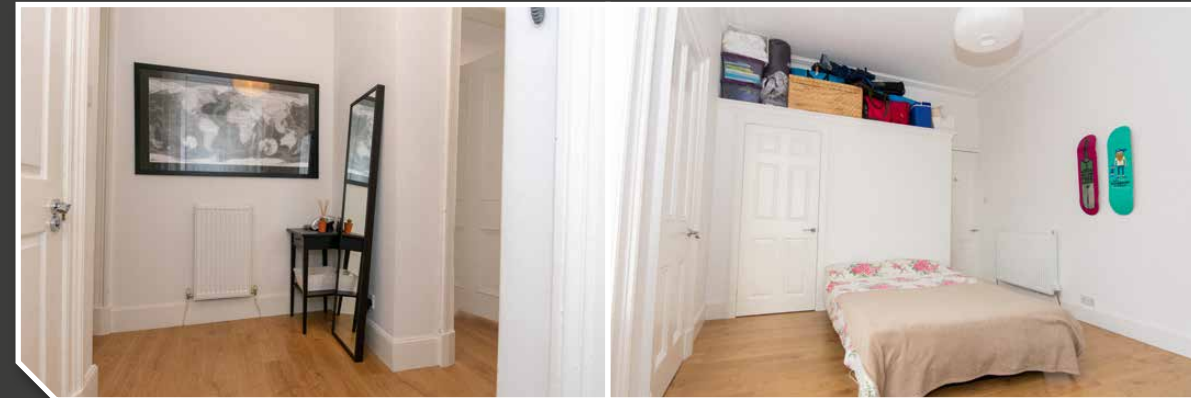
Situated within the desirable Newington area of Edinburgh, Buccleuch Street is an ideal thriving central location of the city centre. A few minutes west on foot will appeal as the Meadows and Bruntsfield links provide wide green open spaces perfect for joggers, cyclists and dog walkers alike. There are a wide variety of local specialised shops and supermarkets in the immediate vicinity that provide excellent amenities for everyday living. Edinburgh Castle and The famous Royal Mile can also be reached within a fifteen-minute walk.

McEwan Fraser Legal are delighted to present this desirable two bedroom third floor flat. The property is brought to the market in excellent condition and has been well cared for by the current owner. The rooms are well proportioned and bright all boasting a south facing aspect.

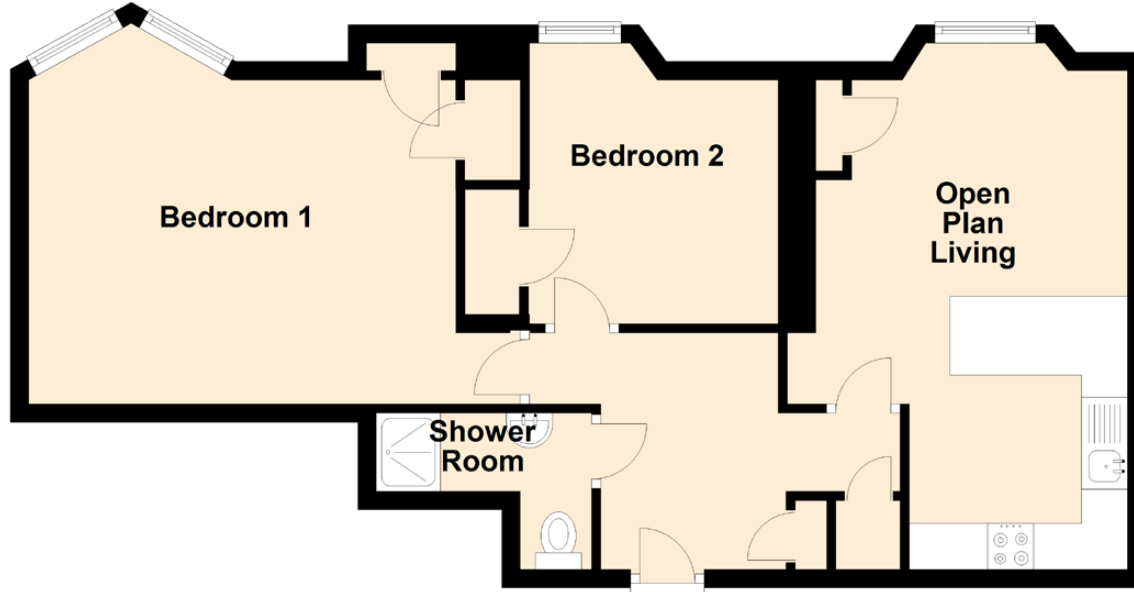
Access is gained via a secure entry phone into a well-maintained close. Internally the property consists of an entrance hallway with storage and a utility cupboard. The bright open lounge/kitchen is an excellent space for entertaining, the room is flooded with light, complete with modern white high gloss units, an integrated fridge freezer,

electric hob, oven, extractor hood and breakfast bar. Off the hallway, there is a crisp, white suite shower room with towel radiator and extractor fan. The two generous double bedrooms with built in storage complete the rooms. The traditional sash & case windows and gas central heating are welcomed additions.

Externally, there's a secure communal rear courtyard with drying area and ample permit on-street parking to the side. Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.



The Details



Approximate Dimensions (Taken from the widest point)

Open Plan Living	5.32m (17'5") x 3.70m (12'2")
Bedroom 1	4.65m (15'3") x 3.67m (12')
Bedroom 2	3.05m (10') x 1.47m (4'10")
Shower Room	2.34m (7'8") x 1.70m (5'7")

Gross internal floor area (m²): 52m²

EPC Rating: D

Extras (Included in the sale): Integrated appliances, fridge freezer, washing machine and custom made blinds.




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**Part
 Exchange
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