

239/2 Dalkeith Road

EDINBURGH, EH16 5JS



*EXCELLENT TWO BEDROOM FLAT
WITH BOX ROOM*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first floor flat with box room, situated in Edinburgh's highly sought-after Newington area. Early viewing is highly recommended.

Internally, the property briefly comprises of a large hallway with a shelved storage cupboard, a bright and spacious lounge with bay window, fireplace, shelved Edinburgh press cupboard and beautifully crafted cornice. The partially-tiled, fully-fitted kitchen/diner is generous in size and benefits from an integrated 4-gas hob, oven and extractor hood as well as free standing appliances and built-in storage shelves. There's also a large storage cupboard that houses the water tank and has additional shelving for storage. There are two double bedrooms, with the bedroom to the front of the building featuring a shelved Edinburgh press cupboard and more stunning cornice. Both bedrooms offer ample space for different configurations and free standing furniture. The box room is currently being used as a walk-in closet however gives lots of opportunity for other usage or further storage. The partially-tiled shower room with stylish fittings complete the internal layout.

This property also benefits from; a secure door entry system, gas central heating, full double glazing, shared gardens to the rear and on street parking.

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Kitchen /Diner





Bedroom 1

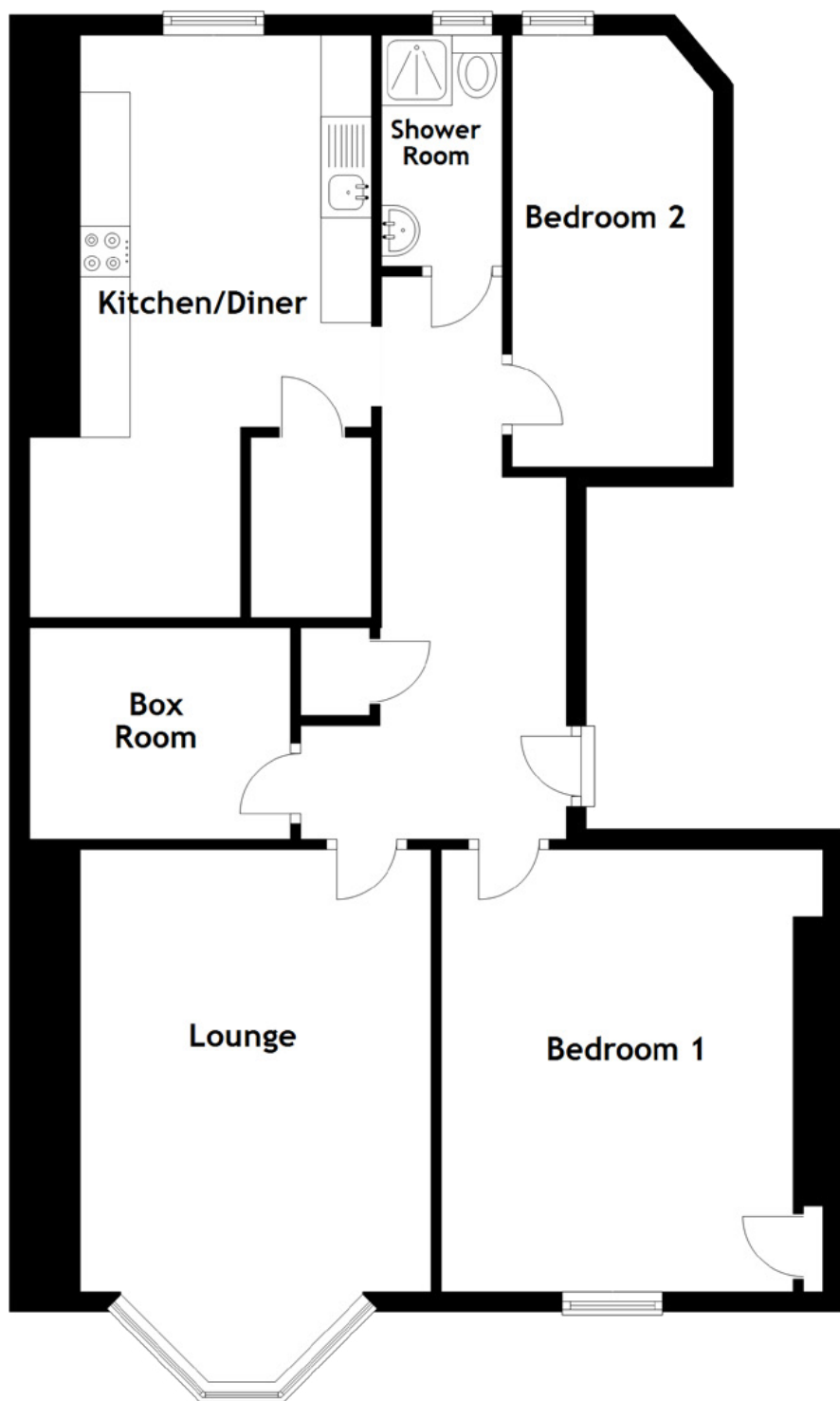




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.85m (19'2") x 3.50m (11'6")	Shower Room	2.30m (7'7") x 1.20m (3'11")
Kitchen/Diner	5.80m (19') x 3.40m (11'2")	Gross internal floor area (m ²): 86m ² EPC Rating: C	
Bedroom 1	4.40m (14'5") x 2.00m (6'7")		
Bedroom 2	4.30m (14'1") x 2.00m (6'7")		
Box Room	2.60m (8'6") x 2.10m (6'11")		





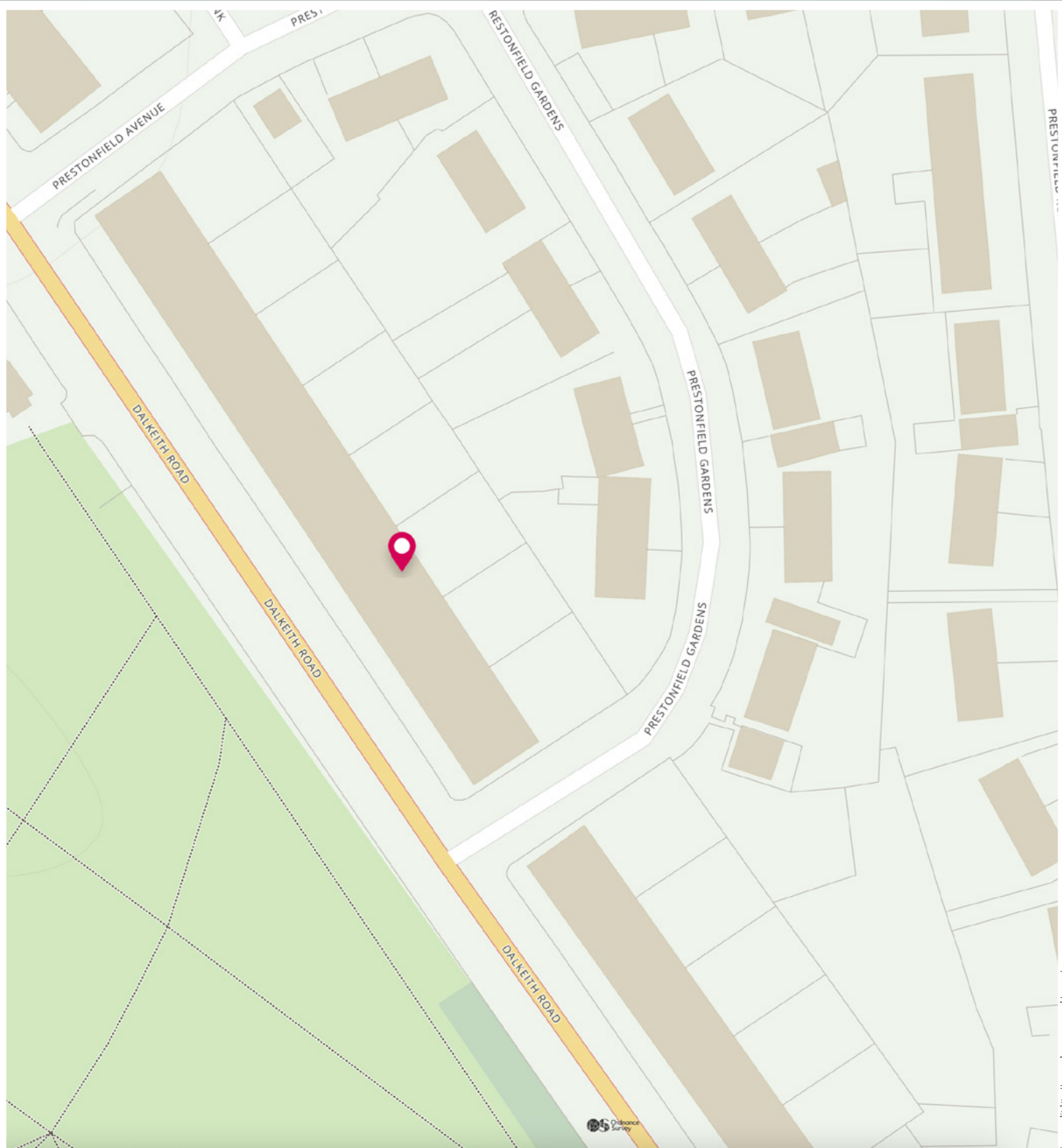
The property is situated within the sought after area of Newington close to excellent local day to day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre both a short drive from the property.

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

The Location



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Part
Exchange
Available



Text and description
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Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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