

# 6/5 East Parkside

NEWINGTON, EDINBURGH, EH16 5XJ



*SPACIOUS ONE BEDROOM  
FLAT IN NEWINGTON*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser is delighted to present this charming one-bedroom flat in Newington that is presented to the market in good order and boasts impressive views of Arthur's Seat. The property enjoys excellent proportions and benefits from a large living room, a separate kitchen, plenty of integrated storage, double glazing, a secure entry system, residents' permit parking, and a communal garden. The property would be an excellent first-time buy or sound buy-to-let investment.

The accommodation is focused on the spacious living room which is neutrally decorated, finished with hardwood flooring, and also has patio doors looking out towards Arthur's Seat. The living room has plenty of space for a large suite, a dining table, and supporting furniture which will give a new owner plenty of flexibility to create their ideal entertaining space.

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The kitchen is adjacent to the living room and boasts a range of fitted units that give plenty of prep and storage space. The kitchen enjoys an electric hob and oven with space provided for a dishwasher, a washing machine, and a fridge freezer.





The bedroom is a generous double with an integrated mirrored wardrobe and plenty of floor space for a full range of bedroom furniture. The accommodation is completed by the bathroom which is partially tiled and enjoys a three-piece white suite with a shower over the bath.

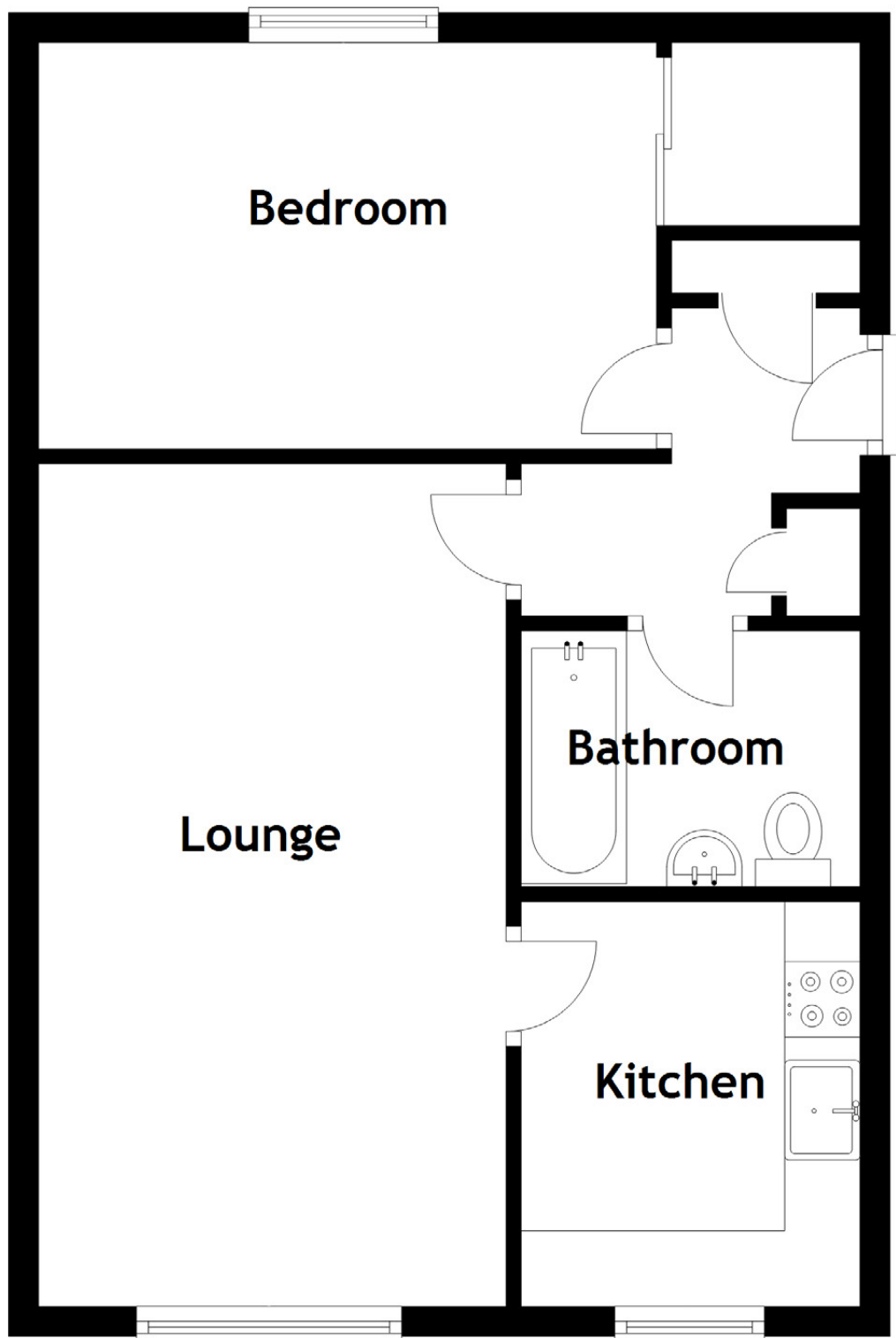






**The Bathroom**





### Approximate Dimensions

(Taken from the widest point)

Lounge	5.60m (18'4") x 3.11m (10'2")	Gross internal floor area (m <sup>2</sup> ): 50m <sup>2</sup> EPC Rating: C
Kitchen	2.69m (8'10") x 2.25m (7'5")	
Bedroom	4.11m (13'6") x 2.70m (8'10")	
Bathroom	2.25m (7'5") x 1.70m (5'7")	





East Parkside is part of a sought after development in Newington that backs directly onto the open space of Holyrood Park and Arthur's seat. Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.

Sporting and recreational facilities in the area include Hermitage of Braid and Blackford Hill, with challenging private and public golf courses located nearby. The newly refurbished Royal Commonwealth Pool is a short drive away, and for film and theatre aficionados, the Dominion Cinema and the Churchill Theatre are also easily accessible. A wealth of both private and public schools are located in surrounding areas and include James Gillespie's, George Heriot's, George Watson's and Merchiston Castle School.

## The Location



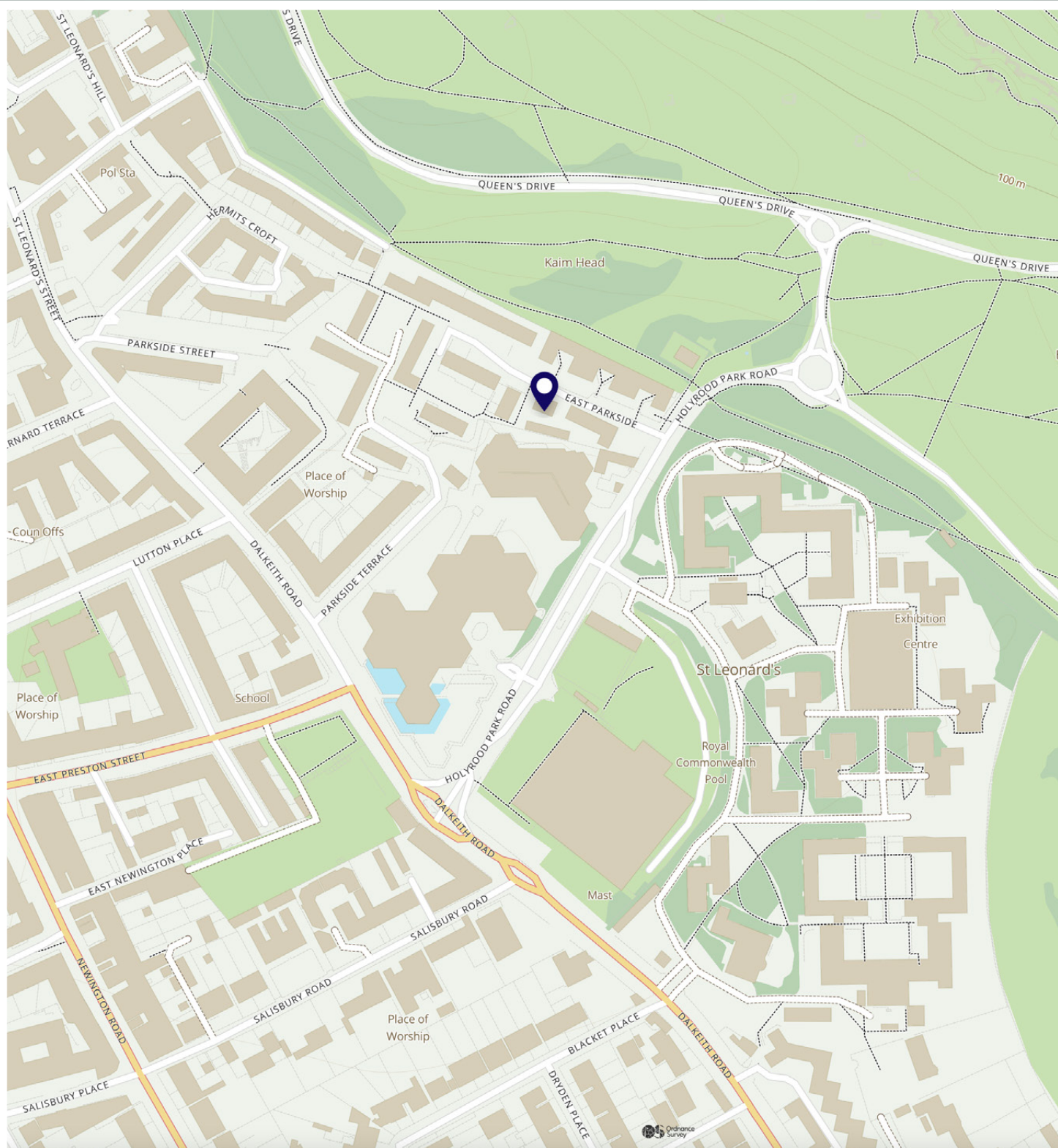


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**MICHAEL MCMULLAN**  
Area Sales Manager



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