

28/5 West Nicolson Street

NEWINGTON, EDINBURGH, EH8 9DD



Two bedroom flat in the highly sought after area of Newington. The property makes the ideal central flat or lucrative investment opportunity



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McEwan Fraser Legal is delighted to present this two-bedroom flat nestled within the vibrant heart of Newington. This property works as a beautiful home or a lucrative investment opportunity.

THE LIVING ROOM



As you step into this inviting home, the comfort and elegance of the bright and spacious living room are immediately impactful. Natural light pours through expansive windows and the generously proportioned layout offers ample room for your personal touches, working alongside the views of the bustling city streets below.

THE KITCHEN



Continuing through the property to the modern kitchen combining form and function, the kitchen boasts contemporary appliances and abundant storage, ideal for the keen cook.





Beyond the living areas, a sense of tranquillity pervades the two double bedrooms, the master with integrated wardrobe space and the second with ample floor space for freestanding units. Lastly, but continuing the modern trend you will find the three-piece bathroom suite towards the end of the hall.

THE BATHROOM



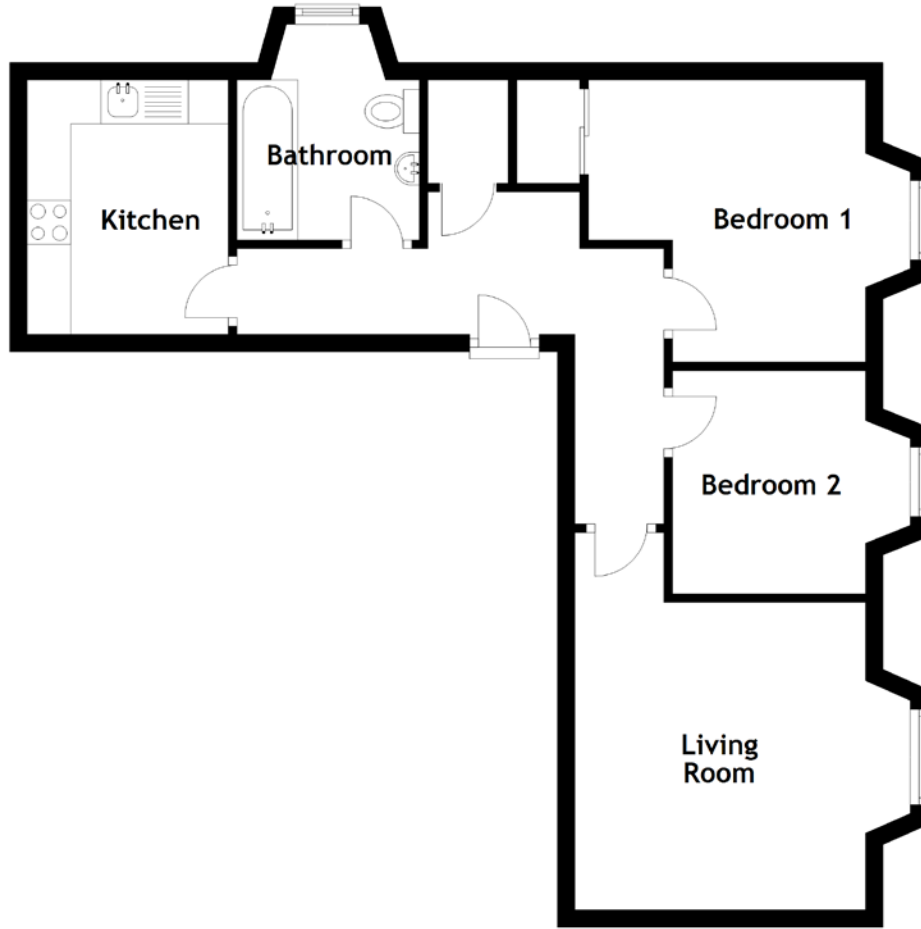
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP

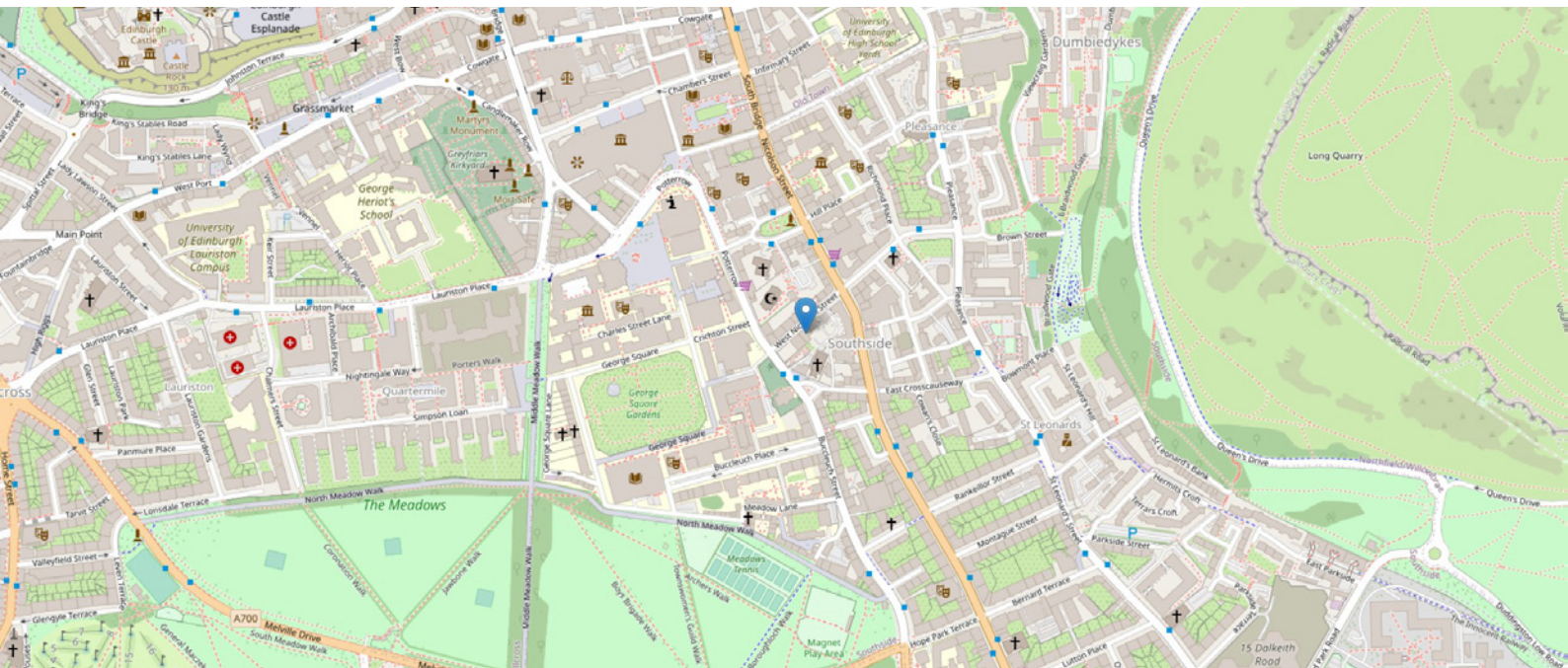


Approximate Dimensions (Taken from the widest point)

Living Room	4.32m (14'2") x 3.85m (12'7")
Kitchen	2.91m (9'7") x 2.31m (7'7")
Bathroom	2.47m (8'1") x 2.09m (6'10")

Bedroom 1	3.69m (12'1") x 3.23m (10'7")
Bedroom 2	2.73m (8'11") x 2.55m (8'5")

Gross internal floor area (m²): 50m²
EPC Rating: E



THE LOCATION

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.

Enriching the allure of this exceptional flat is its central location. Situated amidst the vibrant tapestry of Newington, you're invited to immerse yourself in the local culture. Quaint cafes, eclectic boutiques, and historical landmarks beckon just beyond your doorstep, offering a myriad of experiences to explore and enjoy. Every leisurely stroll through these charming streets becomes an opportunity to uncover new delights, making this central location an invaluable asset that enriches your urban lifestyle.



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