




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

1/2 Peel Terrace

NEWINGTON, EDINBURGH, EH9 2AY

1/2 PEEL TERRACE

A unique ground floor studio apartment, making for an ideal pied-à-terre.

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

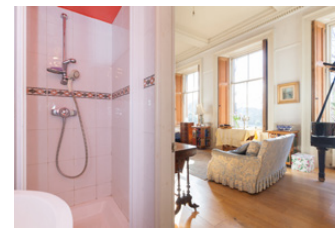
An excellent opportunity has arisen to

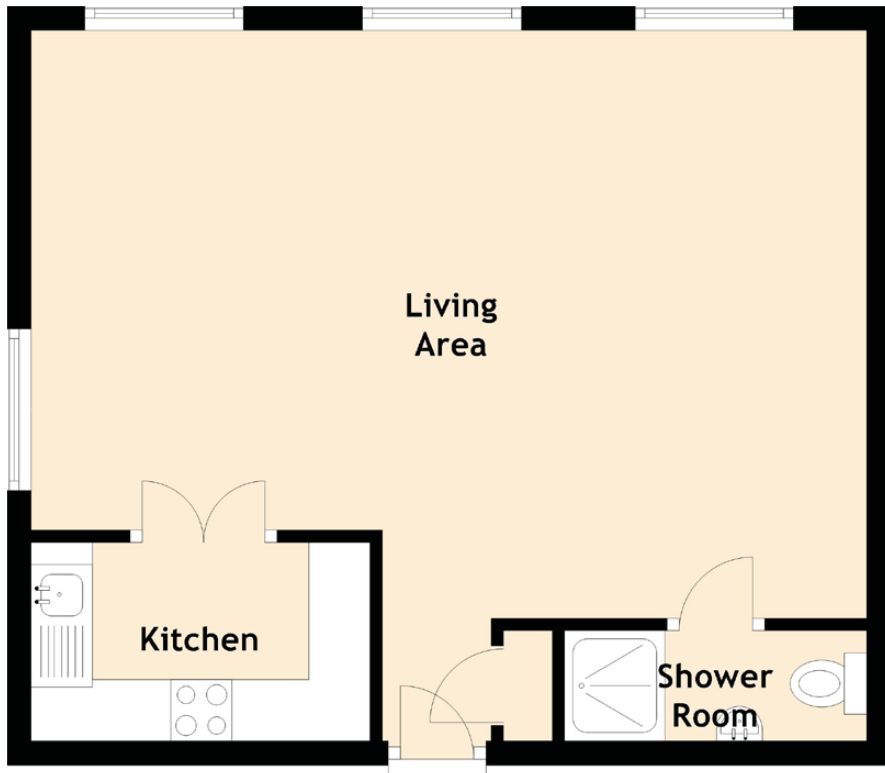
acquire this unique ground floor studio apartment, well located within the highly sought after Newington area of Edinburgh. Viewing of this property is highly recommended.

Some may wish to use this Grade 2 listed, Victorian-built property as their main residence, others as a pied-à-terre or even as an art studio; with the dual aspect windows flooding the space with natural south-west sunlight.

Internally this accommodation boasts a range of period features, including cornicing throughout and large window shutters, while briefly comprising; a large living space with over-head storage, a kitchen area with an integrated 4 gas hob/oven and extractor hood and a three-piece, partially tiled shower-room with extractor fan.

This property also benefits from; gas central heating, upgraded approx. 2014, recently refurbished windows, private well-maintained garden to the front of the property and more than adequate on-street parking to accommodate for residents and visitors alike.





Approximate Dimensions
(Taken from the widest point)

Living Area	6.83m (22'5") x 4.80m (15'9")
Kitchen	2.77m (9'1") x 1.54m (5'1")
Shower Room	2.70m (8'10") x 0.90m (2'11")

Gross internal floor area (m²): 37m²

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.

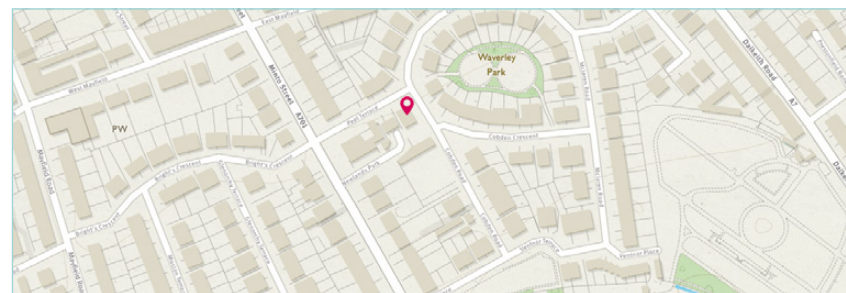


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Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
SEAN NICOL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer