



*Spacious Two Bedroom Flat in Excellent Condition In
Edinburgh's Popular Newington*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the heart of Newington, directly between The Meadows and Holyrood Park. The property is brought to market in walk-in condition, having been immaculately kept by its current owners. The property is ideal for those needing a large space, with the opportunity to establish a home office; whilst also being a stone's throw from the Edinburgh City Centre.

THE KITCHEN



Internally, this property is in excellent decorative order and immediately greets you to a bright, spacious entrance hallway. The kitchen is a well-designed space, outfitted with a modern kitchen and breakfast bar.



THE LOUNGE



Moving to the lounge, you will find another beautifully high-ceiling space with period features and highly desired cornicing and space for a dining room table for those post-lockdown dinner parties.



The master bedroom has the quintessential Edinburgh high ceilings and an abundance of room for furniture and storage. A further double bedroom will be found adjacent to this. This property boasts a modern, capacious shower room, with a separate WC just down the hall.

THE MASTER BEDROOM



BEDROOM 2



THE SHOWER ROOM

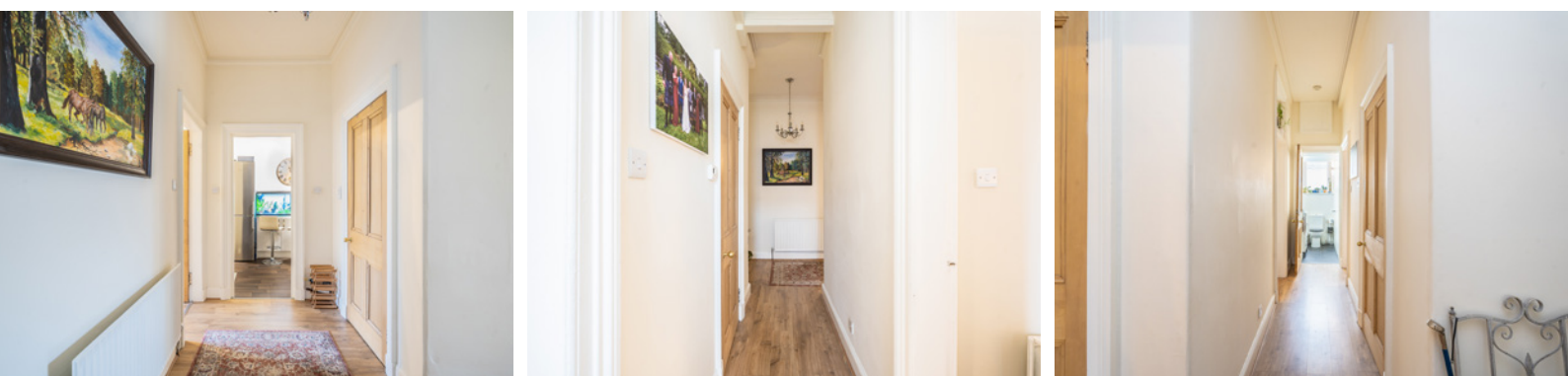


THE WC



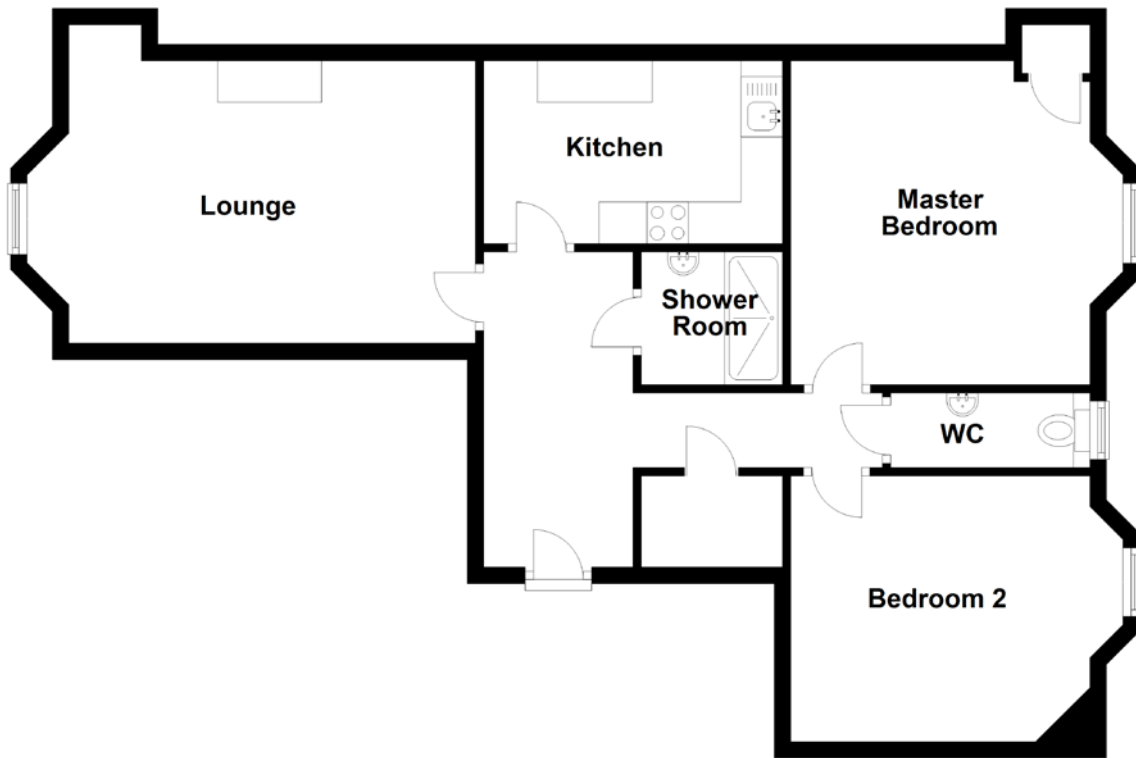
You will find further storage space in the hallway, a rarity in most of these styled flats.

THE HALLWAY



The property has plenty of permitted on-street parking in its vicinity, and a communal garden to the rear. Early viewings are essential as this property will not be around for long in the current market.

FLOOR PLAN, DIMENSIONS & MAP

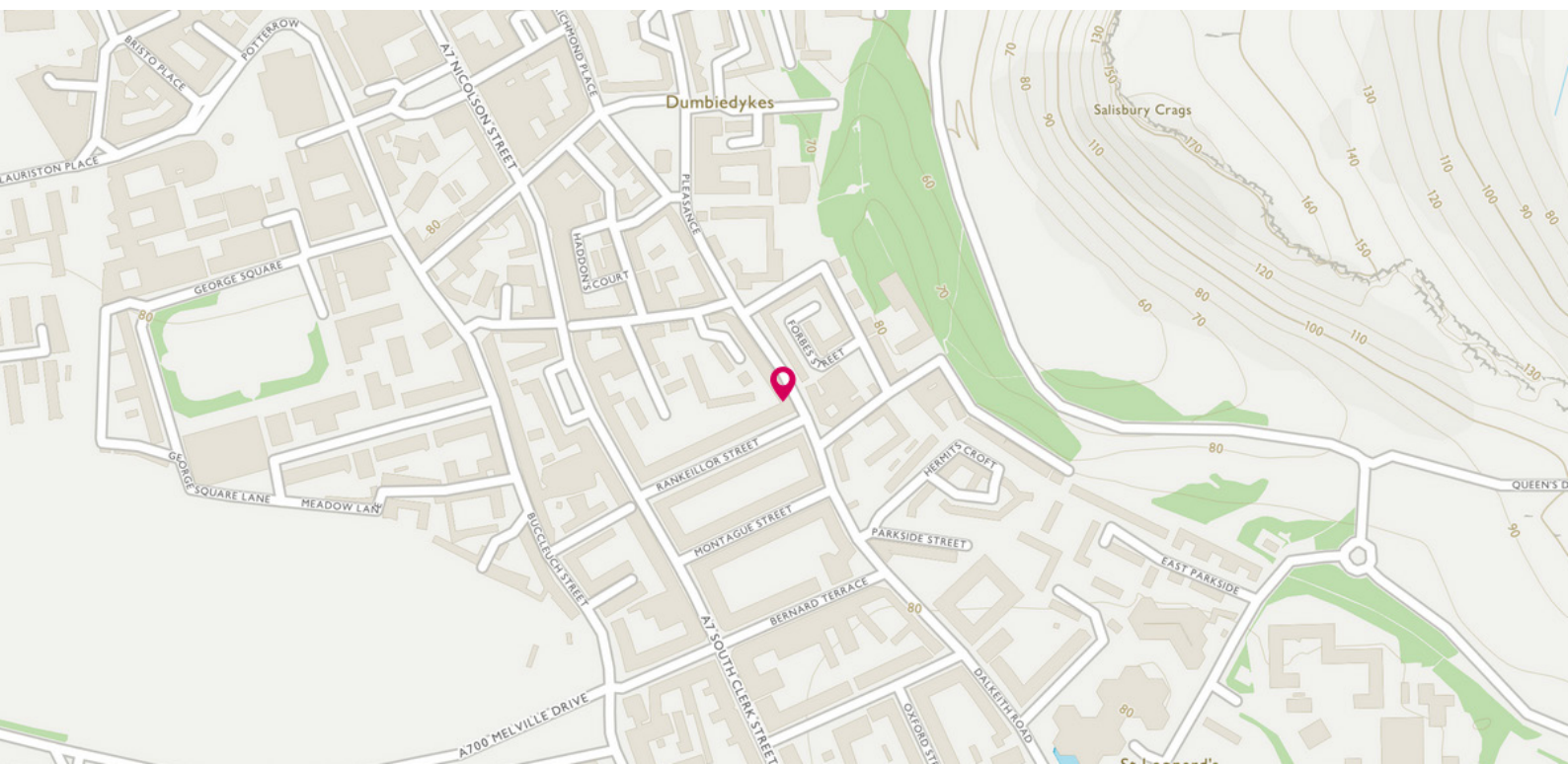


Approximate Dimensions
(Taken from the widest point)

Lounge 5.40m (17'9") x 3.40m (11'2")
Kitchen 3.60m (11'10") x 2.20m (7'3")
Master Bedroom 4.00m (13'1") x 3.90m (12'10")

Bedroom 2 4.00m (13'1") x 3.20m (10'6")
Shower Room 1.70m (5'7") x 1.40m (4'7")
WC 2.40m (7'10") x 0.90m (2'11")

Gross internal floor area (m²): 73m²
EPC Rating: C



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 walk or 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, Holyrood Park and most notably The Meadows.

Reputable schooling can be found at primary and secondary levels within the vicinity.

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.



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