

# 172, 1F1 Dalkeith Road

NEWINGTON, EDINBURGH, EH16 5DX



*Two-bedroom first floor flat offered to the market in very good internal order*



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McEwan Fraser Legal are delighted to bring to present this two-bedroom first floor flat to the market. The property is offered to the market in very good internal order, retains many period features, and offers excellent proportions including a large dining kitchen and a box room in addition to the bedrooms and a bay fronted living room.

# THE LIVING ROOM



On entering the flat through the hallway, it is immediately apparent that the current owners have looked after this flat. The bright and airy living room offers plenty of space for a variety of different furniture configurations. While the fireplace creates a natural focal point, the new owner will have plenty of flexibility to create their ideal entertaining space. There is a large box room behind the living room which would make an ideal home office.



# THE BOX ROOM





# THE KITCHEN



The dining kitchen comes complete with a range of base and wall mounted units that offer excellent prep and storage space. There is a large larder for additional storage. Appliances are free standing.







Bedroom one is a particularly spacious double with high ceilings, original coving and ample natural light. Bedroom two is a large single with plenty of space for a full suite of freestanding bedroom furniture. Internal accommodation is completed by a partially tiled shower room with a contemporary white suite.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





Further benefits include gas central heating, double glazing, a secure entry system and a large communal garden.

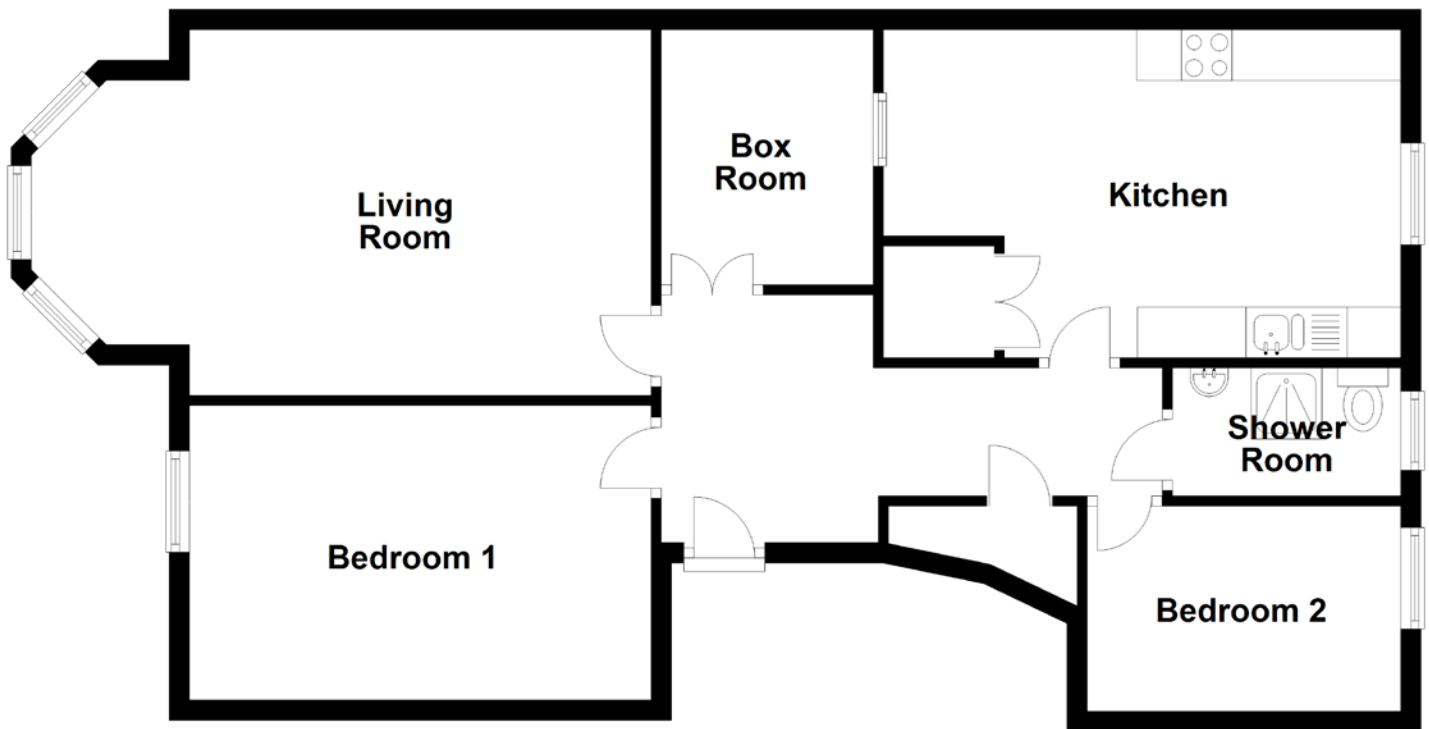
Viewing is highly recommended and the property is offered to the market CHAIN FREE.

# COMMUNAL AREAS





# FLOOR PLAN, DIMENSIONS & MAP

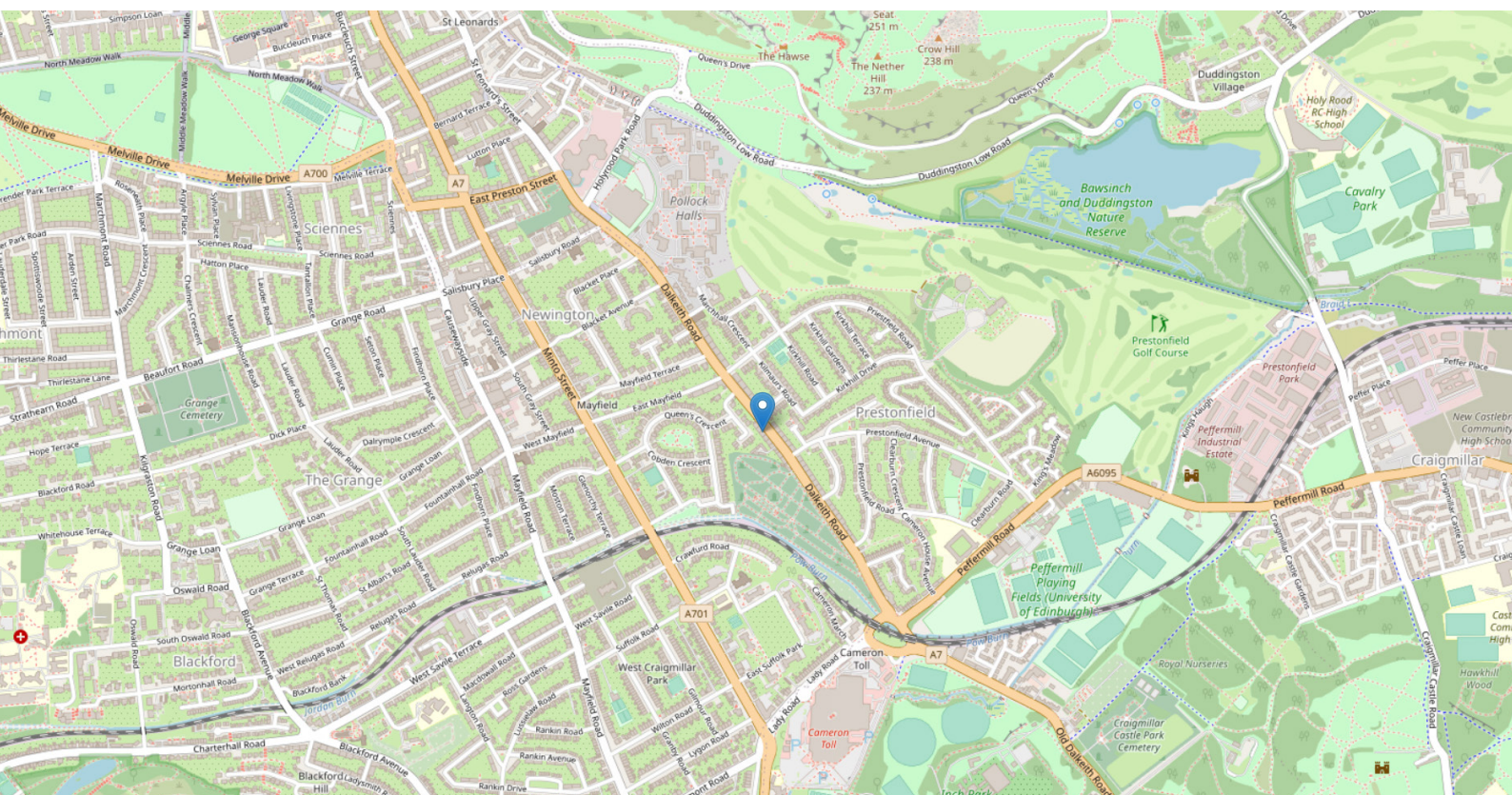


Approximate Dimensions  
(Taken from the widest point)

Living Room	6.11m (20'1") x 3.60m (11'10")
Box Room	2.51m (8'3") x 2.09m (6'10")
Kitchen	5.10m (16'9") x 3.23m (10'7")

Bedroom 1	4.55m (14'11") x 2.90m (9'6")
Bedroom 2	3.09m (10'2") x 2.02m (6'8")
Shower Room	2.25m (7'5") x 1.26m (4'2")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes.







Within easy reach is Cameron Toll Shopping Centre, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to Edinburgh Royal Infirmary and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.



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