

# 157 Dalkeith Road

NEWINGTON, EDINBURGH, EH16 5HQ



*McEwan Fraser Legal is delighted to present  
this three-bedroom flat in Newington*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Newington, Edinburgh. The property is in walk-in condition and is ideally positioned on Dalkeith Road with excellent access to the city centre, transport links, local amenities, and nearby green spaces.

# THE LIVING ROOM



Inside, the property comprises a spacious living room with excellent natural light, featuring double-glazed windows with working shutters and a log-burning stove creating an attractive focal point. The wood burner is on the HETAS approved list and the chimney is lined and is swept annually.

# THE KITCHEN/DINER



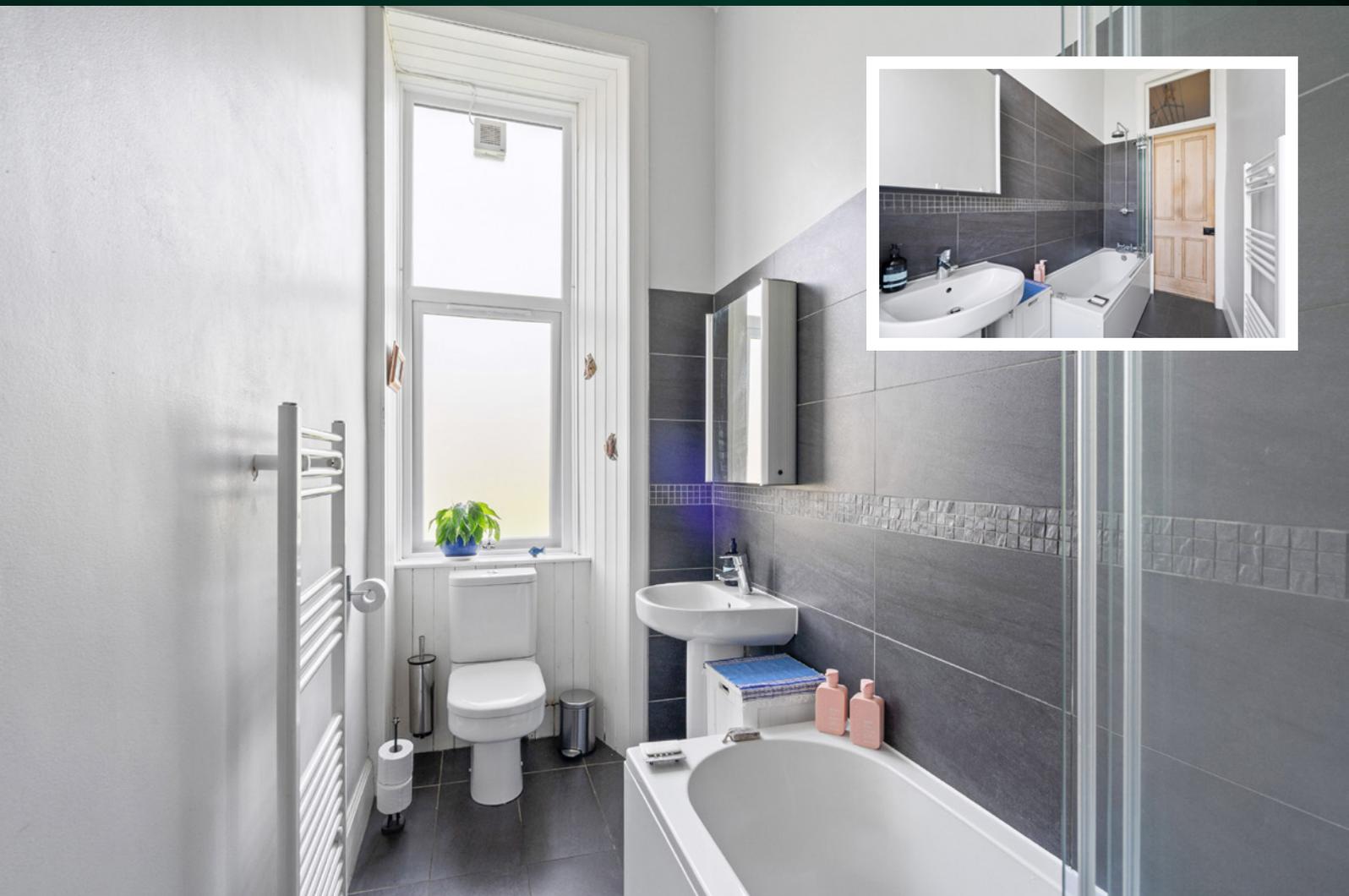
The large kitchen and dining area is fully equipped and fitted with a gas hob, and twin Neff ovens, complemented by freestanding white goods including a LG Fridge freezer, a Miele dishwasher and washing machine. A useful pantry/utility space has power and plumbing. The kitchen also houses a Worcester gas combi boiler and provides French door access to the rear garden.





There are three bedrooms, which include a generous principal bedroom along with two further well-proportioned bedrooms, one of which benefits from a traditional press cupboard and rear-facing outlook. The bathroom has a modern three-piece suite and a mains shower over the bath. There is additional storage space throughout the property, including the pantry/utility area within the kitchen.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

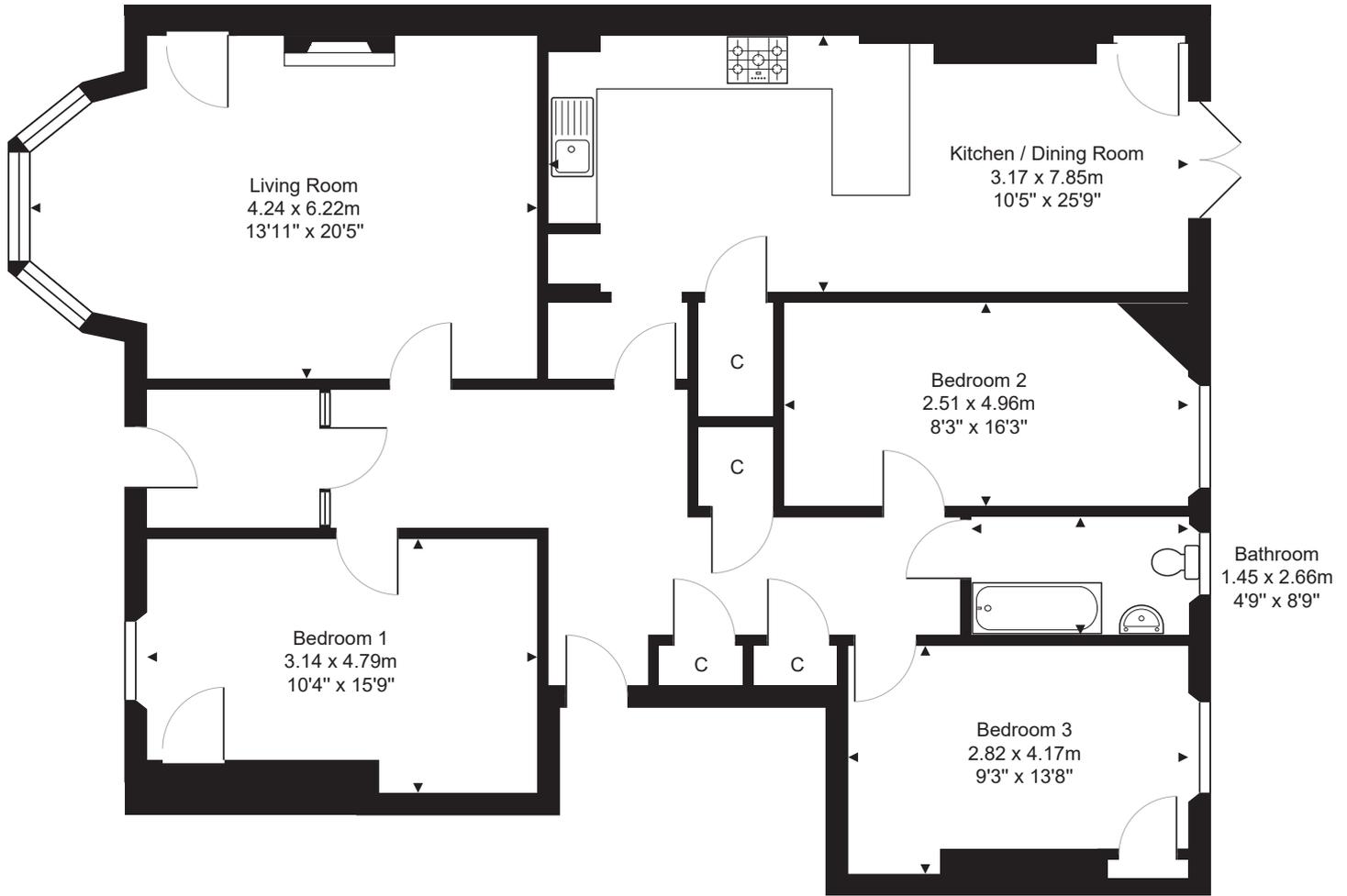


In addition, the property includes access to a communal drying green as well as a private patio area to the rear, providing outdoor space to relax and enjoy the surroundings. This is a rare opportunity to acquire a spacious flat in a central Edinburgh location with excellent amenities and transport links nearby.

# EXTERNALS



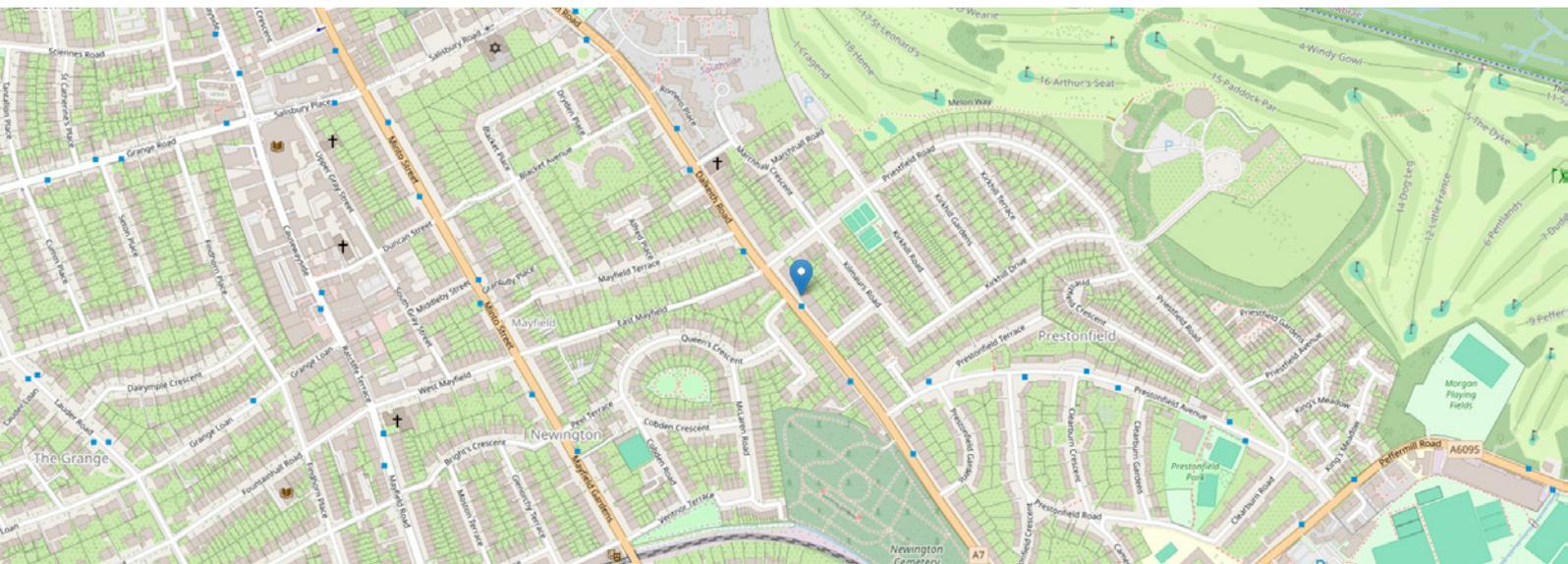
# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): LG Fridge freezer, Miele dishwasher and washing machine, over-mantel and dining room mirrors, shed, greenhouse, raised beds and two log stores.



# 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 include Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at the primary and secondary levels within the vicinity, including James Gillespies Secondary School.

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, only a 10-minute walk to many shops, bistros and restaurants, with the city centre easily accessible by way of good public transport services and Waverly Train Station only a 20-minute walk.



  
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