

COULTERS[®]

180/5 Dalkeith Road
Newington, Edinburgh
EH16 5DU



Part of a traditional tenement in popular Newington, this well-presented, three-bedroom, second-floor flat offers classical proportions for bright and spacious accommodation, enhanced by neutral interior design and appealing period features. It has a large living/dining room, a modern kitchen and bathroom, and a well-tended communal garden.



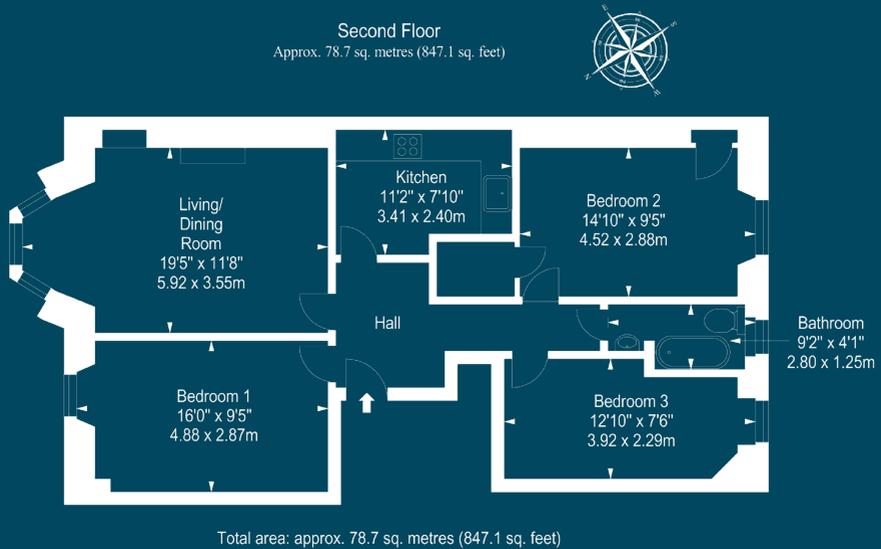
The property comprises:

- Well-presented, second-floor flat
- Part of a traditional tenement
- Situated in popular Newington
- Prime city setting near Holyrood Park
- Bright & spacious interiors
- Neutral presentation throughout
- Welcoming entrance hallway
- Generous living/dining room
- Well-appointed, modern kitchen
- 2 spacious & airy double bedrooms
- 1 versatile single bedroom
- Fully-tiled bathroom with 3pc suite
- Well-tended communal garden
- Controlled priority parking area BI
- Gas central heating & double glazing



Location

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.



WELCOME HOME [©]

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Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.