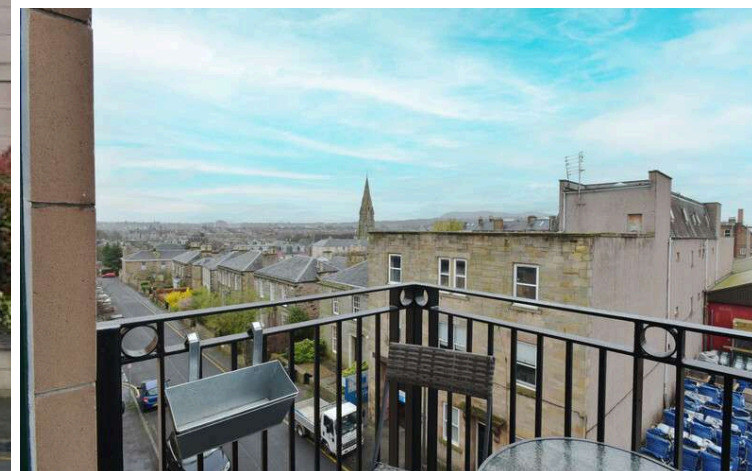


ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

18/14 South Gray Street, Edinburgh, EH9 1TE
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This well presented 2 bedroom, third floor flat is located in Newington is a highly sought after residential area in Edinburgh's south side. It sits in a gated Cala development and is within easy reach of excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within walking distance is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore and other high street retailers. Straiton Retail Park and Fort Kinnaird Retail Park are just a short drive away.

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 Festival Theatre on Nicolson Street, The Queen's Hall on Clerk Street and Edinburgh University, Kings Buildings in particular, are just a short walk away. The area is also well suited for access to all areas including the Royal Infirmary of Edinburgh and other Universities based in the City of Edinburgh.

There are good transport links to the motorway network heading east on the A1, and to the west to the central motorway network, Edinburgh International Airport and the Queensferry Crossing to Fife and the North. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Communal entrance hall and stairwell secured by entry phone system

Hallway with three storage cupboards

Lounge with patio doors leading to balcony

Modern kitchen with gas hob and integrated oven, fridge and washing machine: these items are believed to be in good working order though their condition is not warranted

Two bedrooms, both with built in wardrobes

Bathroom with wash basin, bath with shower over, WC and vanity unit

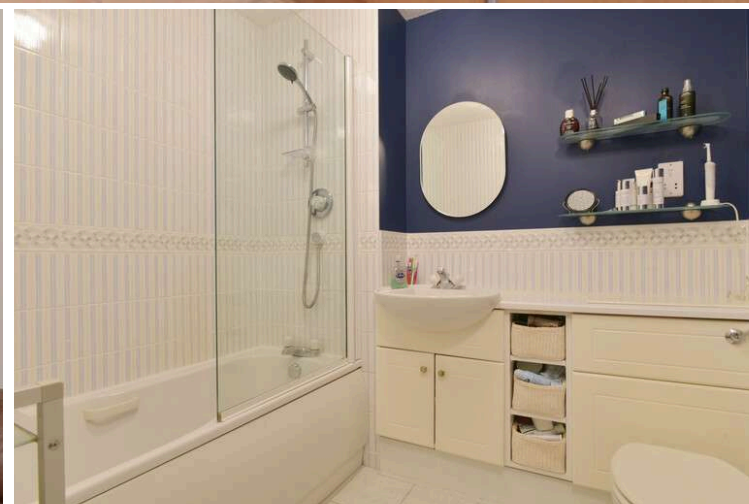
West facing balcony with views over the city landscape and Pentland hills beyond

Extras

- Gas central heating
- Double glazing
- Communal garden
- Secure residents parking with allocated space
- Some furnishing may be purchased by negotiation

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
62m²

