

# ALLINGHAM&CO

traditional values | modern practice

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espc

3/2 Grantully Place, Edinburgh, EH9 1SQ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

## Location

Newington is a thriving community in Edinburgh's south side. Popular amongst city dwellers and students alike due to the superb amenities on offer including a wide range of everyday and specialist shops, bars, restaurants and cafes.

More comprehensive shopping is available at the nearby 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, The Festival Theatre, The Queen's Hall and Edinburgh University nearby. The green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills are also all located close by.

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](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## General

This modern and attractive two-bedroomed ground floor flat is situated in Newington. The property is set within a small development, just a short distance from the City Centre.

Newington is a vibrant, cosmopolitan area which offers an excellent selection of local shops, restaurants, and amenities.

Schooling at all levels is accessible nearby, and the property is also conveniently located for access to Edinburgh University.

In addition to the two bedrooms, accommodation includes an entrance hallway, living room, kitchen and shower room. The property also benefits from double glazing, a communal garden, secure entry system and private parking space.

## Accommodation

Entrance hallway.

Bright living room with large bay window and space for dining.

Kitchen with electric hob and extractor.

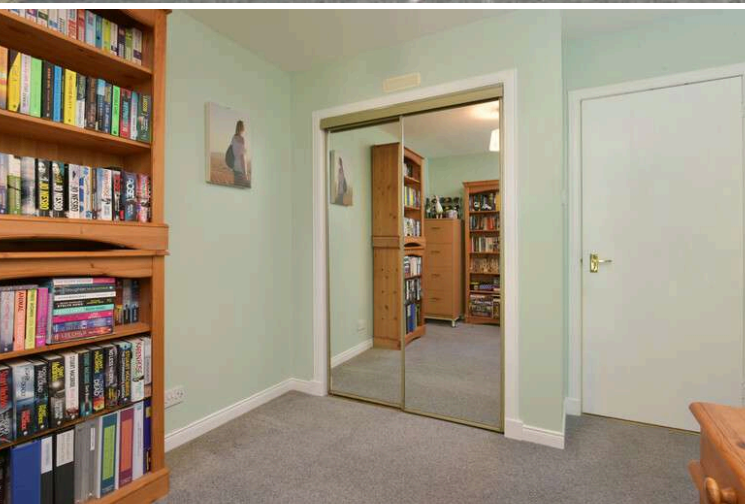
Two well-proportioned bedrooms, both with built-in mirrored wardrobe space.

Shower room with wash basin, WC, and Fischer heating.

Electric storage heating.

Double glazing.

Communal garden.



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## ALLINGHAM & CO OFFICES

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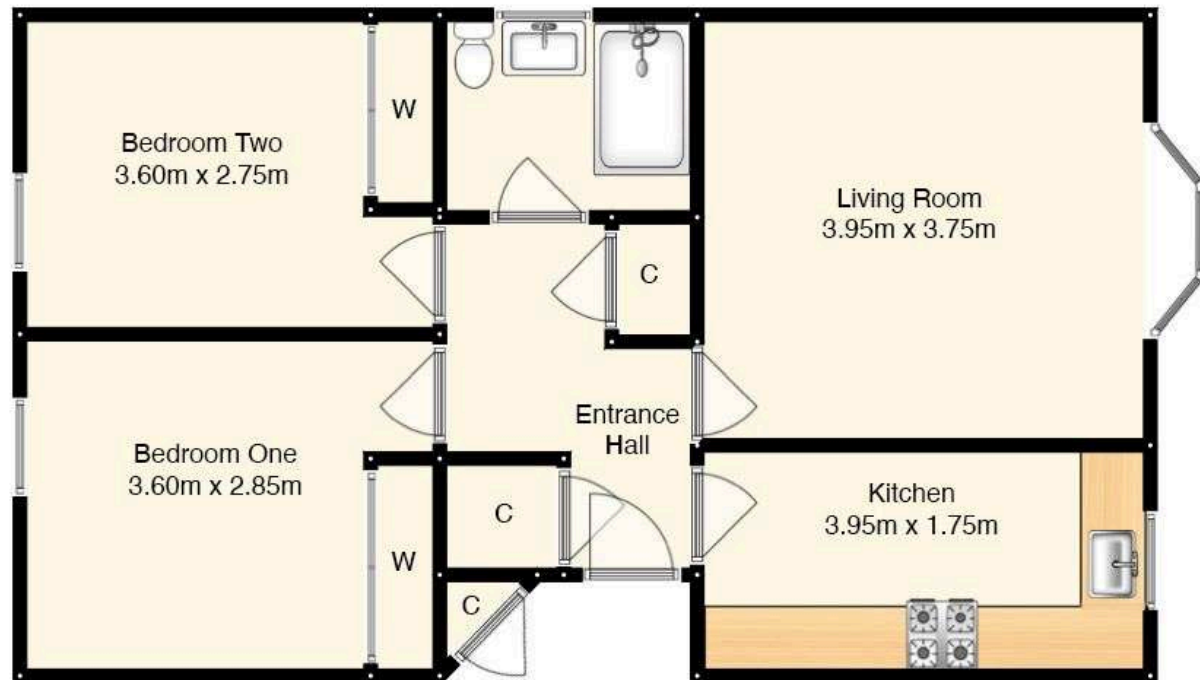
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

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  
55m<sup>2</sup>

