

COULTERS<sup>©</sup>

# 20/10 UPPER GRAY STREET

NEWINGTON, EDINBURGH, EH9 1SW

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

20/10 Upper Gray Street is a bright, well-presented and attractive modern apartment, forming part of a small, established development in highly sought-after Newington. The home benefits from elevated views, well proportioned accommodation and is flooded with natural light. The home has been significantly upgraded by the current owner with the addition of a stylish bathroom and shower room. The property is on the top floor and the front door opens onto a welcoming hall (with additional storage cupboards). The sitting room / dining room has a light, south facing open outlook across the city skyline, flooded with natural light from three large windows.

## KEY FEATURES



Well presented top (third) floor flat.



Three attractive double bedrooms with fitted wardrobes.



Within walking distance of Holyrood Park and Arthur's Seat.



Allocated parking space, communal bike and bin stores.



Situated in the ever-popular area of Newington.



An array of local shops and amenities nearby.



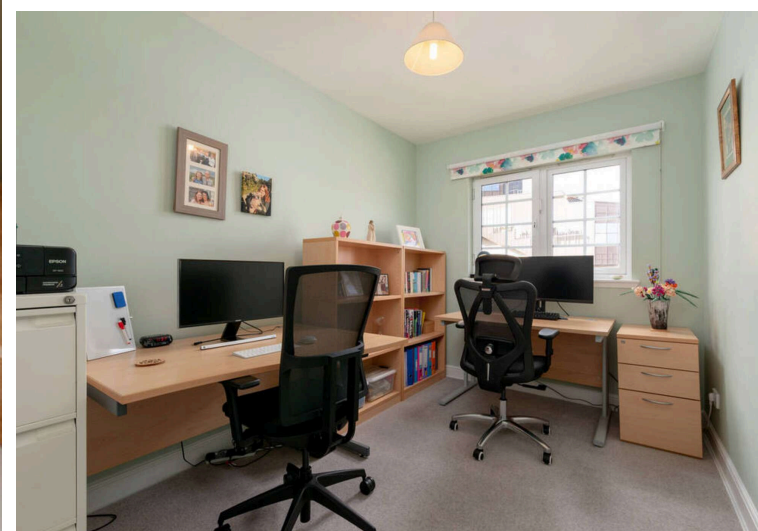
EPC Rating - C



Council Tax Band - F

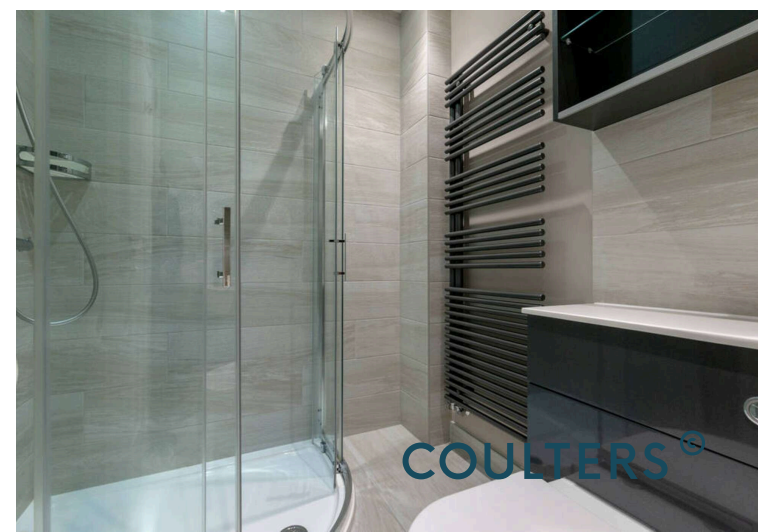






A well maintained kitchen has both wall and base mounted units, with integrated appliances which comprise; gas hob, electric oven, extractor hood, fridge/freezer, dishwasher and washing machine. The principle bedroom also has a delightful outlook to the rear and benefits from not only fitted wardrobes, but also a stylish, recently upgraded en-suite shower room. There are two further double bedrooms, both also benefitting from fitted wardrobes. A contemporary bathroom is fitted with white sanitary ware which comprises; bath (with shower over), WC and wash hand basin and completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Externally there is an allocated resident's parking space and further resident's permit holder parking is available on the street outside.







## THE LOCAL AREA

South of the city, the much sought after residential district of Newington is directly bounded by the Grange and only minutes from Blackford Hill, the Hermitage of Braid and several golf courses. The area is within easy reach of a broad range of eclectic shops, restaurants, coffee shops and Cameron Toll Shopping Centre.

It is popular with young professionals working in the city and students as King's Buildings along with other Edinburgh University complexes are close by. Regular public transport services operate to and from the City Centre and the Royal Infirmary. Ready access can be gained to other main roads leading to the City bypass.

The property is in the catchment area for Preston Street Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Private school options such as George Heriots, George Watson's College and Merchiston Castle are within easy reach.

Edinburgh University's Kings Building is conveniently located within easy walking distance.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



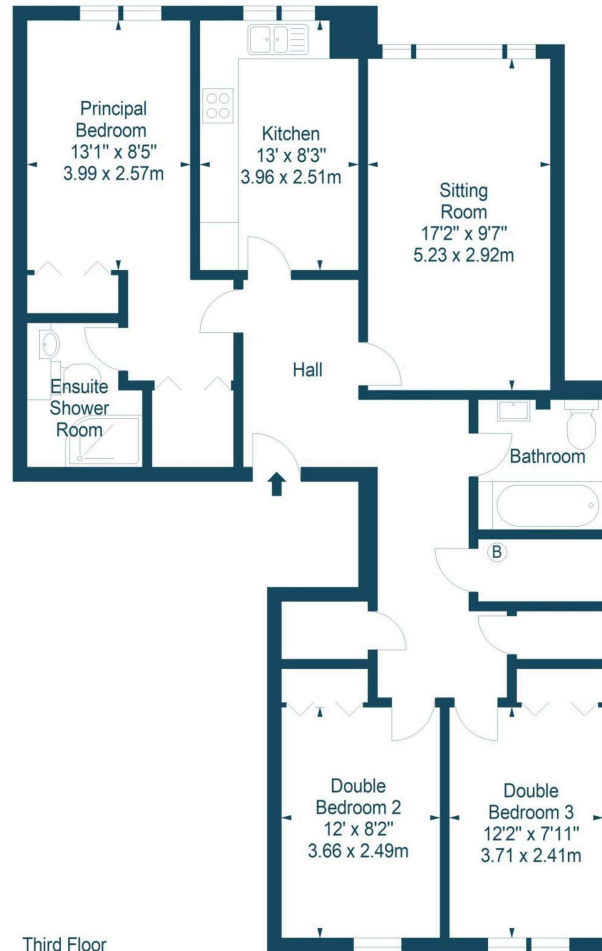




Upper Gray Street,  
Edinburgh,  
Midlothian, EH9 1SW



Approx. Gross Internal Area  
999 Sq Ft - 92.81 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.