

COULTERS[©]

178/3 CAUSEWAYSIDE

NEWINGTON, EDINBURGH, EH9 1PN

🛏 2 BED

🛁 1 BATH

🚶 1 PUBLIC



TAKE A LOOK INSIDE

Situated in the much sought-after southside district of Newington, this well-presented second floor flat has been freshly redecorated throughout and benefits from new carpets, excellent storage and residents' on-street permit holder parking.

The property is also conveniently located within easy walking distance of both Edinburgh University's George Square and King's Buildings Campuses, The Meadows and an excellent range of local amenities.

KEY FEATURES



Well presented, freshly redecorated 2nd floor flat.



Two double bedrooms with fitted wardrobes.



A short walk from the green open spaces of The Meadows, Holyrood Park and Arthur's Seat.



Residents' on street permit holder parking.



Located in the popular southside area of Causewayside.



An array of local amenities nearby.

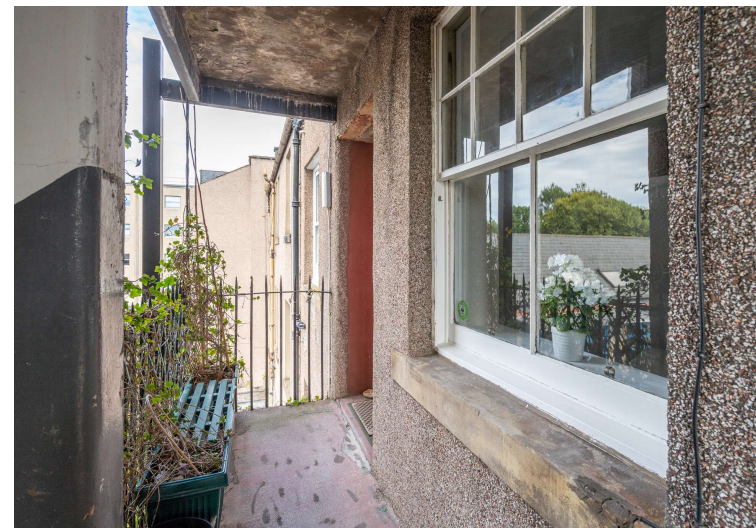


EPC Rating - D



Council Tax Band - C





The accommodation comprises a welcoming entrance hall with a deep storage cupboard housing the washing machine, while a further fitted storage cupboard is found within the attractive sitting room/dining room. The kitchen enjoys a pleasant west-facing outlook, bringing plenty of natural light to the room, and is fitted with wall and base cabinetry, an electric hob and oven, and a freestanding fridge/freezer. There are two spacious double bedrooms, both benefiting from fitted wardrobes and additional storage. Completing the accommodation is a cheerful bathroom fitted with a white and yellow suite comprising a bath with electric shower over, WC and wash hand basin.

The property benefits from a 'community' heating system which provides heating for all residents of the building. Hot water is provided by the boiler and hot water tank within the property.





THE LOCAL AREA

Newington offers an excellent balance of city convenience and access to green open spaces. The Meadows are within a short walk, while Holyrood Park & Arthur's Seat, Blackford Hill, the Hermitage of Braid and several golf courses are also close by. The area has a good selection of independent shops, cafés, restaurants and everyday amenities, with Cameron Toll Shopping Centre providing a wider range of retail options.

The area is well served by regular public transport services to Edinburgh city centre and the Royal Infirmary, with convenient access to the City Bypass and the wider road network. Edinburgh University's George Square and King's Buildings campuses are within easy walking distance, making the area particularly convenient for students and university staff.

The property falls within the catchment areas for Sciennes Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School, while George Heriot's, George Watson's College and Merchiston Castle are among the private schooling options within easy reach.

EXTRAS

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

The property is factored by Lowther Homes and the factoring fee is approximately £70 per quarter.

HOME REPORT VALUATION: £250,000





178 - 3 CAUSEWAYSIDE, NEWINGTON, EDINBURGH, EH9 1PN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.