



5/5 Macdowall Road
NEWINGTON | EDINBURGH | EH9 3EE


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solicitors & estate agents



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Set within a traditional tenement on MacDowall Road, Newington, this attractive two-bedroom second-floor flat offers spacious accommodation, period charm and a highly convenient location.

Accessed via a secure entry system, the property opens into a welcoming entrance hallway.

The bright and spacious living room features a charming period fireplace and bay window, creating a lovely space for relaxing and entertaining.

The kitchen/diner provides ample worktop space, floor and wall-mounted units, along with a useful utility room and additional pantry cupboard.

There are two generous bedrooms, offering excellent flexibility for a range of buyers, while the accommodation is completed by a three-piece bathroom suite with shower over the bath.

Externally, residents benefit from access to a communal rear garden.

- Two-bedroom second-floor flat
- Popular Newington location
- Secure entry system
- Bright living room with period fireplace and bay window
- Communal rear garden
- Double glazing and gas central heating

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

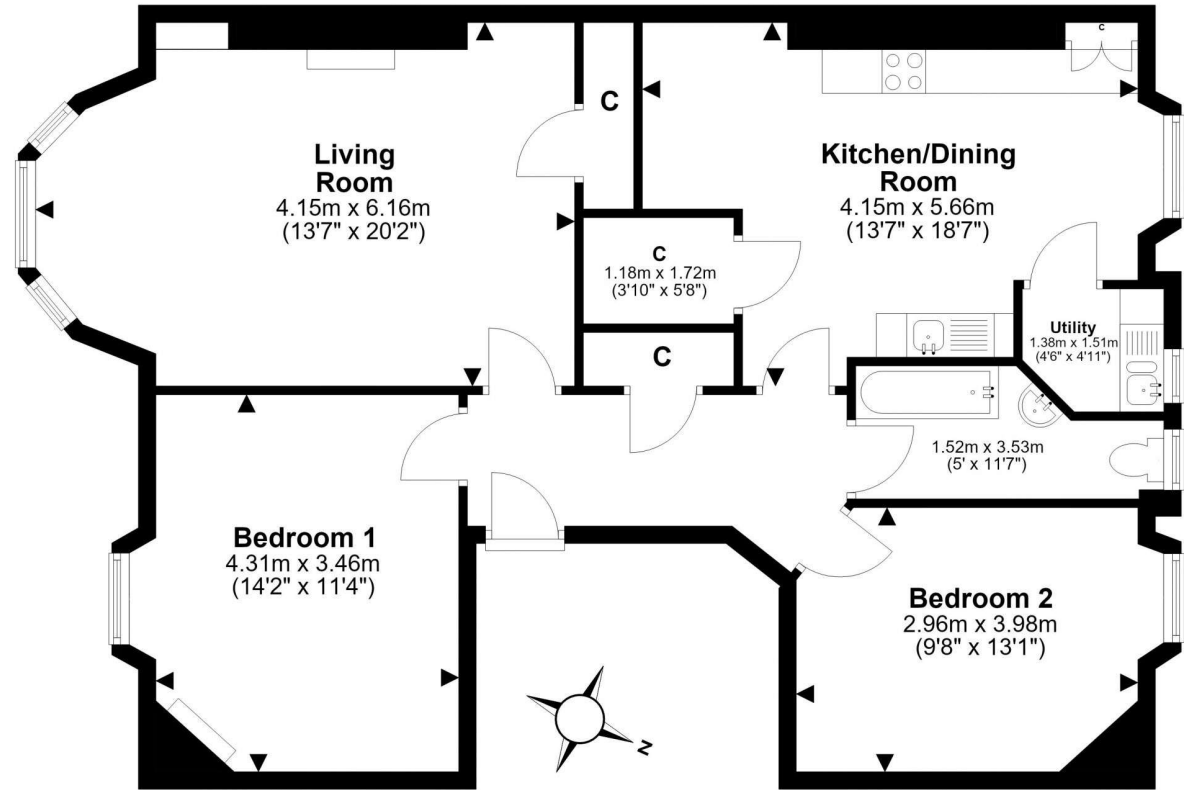


Council tax band E, EPC rating C

Extras to be included: All kitchen white goods, venetian blinds, wardrobes in both bedrooms and pine chest of drawers in bedroom 1.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.