



Solicitors & Estate Agents



Offers Over
£300,000

257 3F2 Dalkeith Road

Newington | Edinburgh | EH16 5JS

A superb top floor traditional flat, ideally positioned within this highly sought-after area of Edinburgh and offering an excellent opportunity for professionals, first-time buyers or those looking for a well-connected city home. The property combines attractive traditional features with modern décor and offers generously proportioned accommodation, while being within easy walking distance of an excellent range of amenities and enjoying fantastic access to Edinburgh's wider public transport network.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The welcoming entrance hallway provides access to the accommodation and benefits from useful storage. The bright and spacious front-facing reception room is a particular highlight, featuring a traditional bay window which provides excellent natural light and far-reaching views towards the Pentland Hills. The room retains a number of attractive period features, including hardwood flooring, decorative fireplace and cornicework, creating a lovely blend of traditional character and contemporary living. The dining kitchen is positioned to the rear and is fitted with a good range of wall and base units, together with useful larder storage. There is ample space for a dining table and chairs, making this a practical and sociable room for everyday living and entertaining. The principal bedroom is a generous double room enjoying a pleasant front-facing aspect. Finished with modern décor and hardwood flooring, the room also retains attractive period detailing including cornicework and a traditional Edinburgh press. The second bedroom is set to the rear and benefits from views towards Arthur's Seat. The additional box room provides excellent flexibility and would make an ideal home office, study, hobby room or useful storage space. Completing the accommodation is a stylish bathroom which has been fully tiled and fitted with a modern three-piece white suite, including a bath with thermostatic shower over. A chrome heated towel rail provides a further practical touch. Overall, this is an excellent top floor flat offering generous accommodation, superb traditional features, modern presentation and a highly convenient location, making it an ideal choice for professionals and those seeking easy access to Edinburgh city centre and beyond.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings while other items of furniture may be available.

Gardens, Garage & Driveway

Externally, the property benefits from access to mature and enclosed communal garden grounds, providing a pleasant outdoor space for residents to enjoy. On-street parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

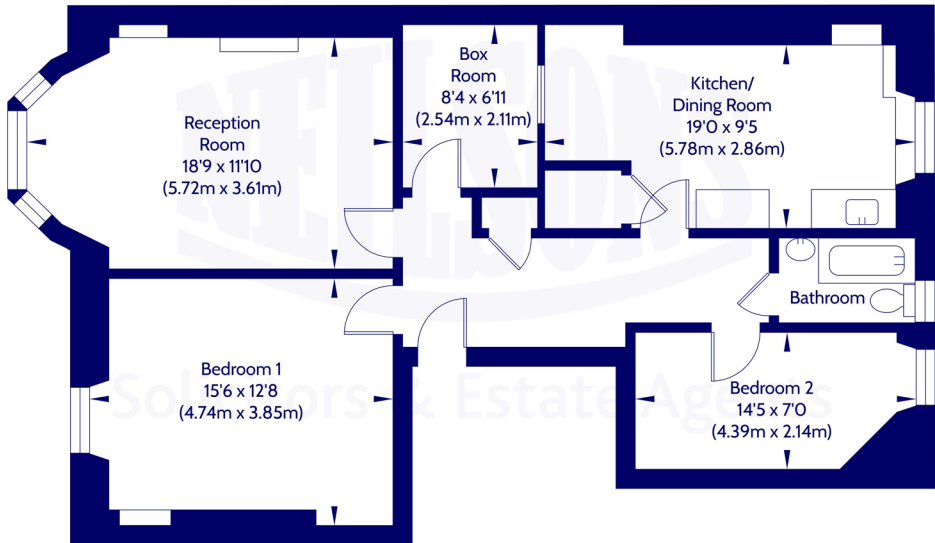
Dalkeith Road is situated within the popular and well-established residential district of Newington, approximately two miles south of Edinburgh city centre. The location is particularly popular with professionals and those looking for convenient access to the city, while also benefiting from an excellent selection of local amenities and leisure opportunities. A superb range of shops, cafés, restaurants, bars and everyday services can be found along Dalkeith Road and within the surrounding areas of Newington, Cameron Toll, Marchmont and Morningside. Cameron Toll Shopping Centre is also nearby, providing a wider range of retail outlets, supermarkets, cafés and other useful amenities. The property is ideally placed for accessing some of Edinburgh's most attractive outdoor spaces. Holyrood Park and Arthur's Seat are within easy reach, offering excellent opportunities for walking, running, cycling and enjoying spectacular views across the city. The Meadows and nearby Inch Park provide further extensive green spaces for outdoor recreation, while the Royal Commonwealth Pool offers a range of swimming, fitness and leisure facilities. Excellent public transport links are available close by, with frequent bus services operating along Dalkeith Road and providing direct access to Edinburgh city centre and many surrounding districts. Edinburgh Waverley Railway Station is also within easy reach, providing national rail connections. For commuters, the City Bypass is readily accessible, providing convenient connections to Edinburgh Airport, the central motorway network and surrounding towns. The area is also well placed for access to the University of Edinburgh, Royal Infirmary and King's Buildings. With its excellent transport links, abundance of local amenities and proximity to Holyrood Park, Arthur's Seat and the city centre, Dalkeith Road represents a highly convenient and desirable location for a wide range of purchasers.





Approx. Gross Internal Floor Area 84 Sq M / 905 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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