



9 Parkside Terrace,
NEWINGTON | EDINBURGH | EH16 5BL


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Rarely available traditional main door flat boasting well presented, generous sized living space much enhanced by a great mix of period features and stylish modern fittings. Occupying a prime cul-de-sac setting with a private sunny front garden and lovely views to Holyrood Park, the property is conveniently placed for an abundance of local amenities and leisure facilities. It's anticipated the property will be of particular interest to couples, young families and to anyone downsizing or requiring easy access accommodation.

Living space

- Sunny living room retaining a fine marble mantelpiece and decorative ceiling cornicework, with bay window and seating looking out to Arthur's Seat.
- Beautifully fitted kitchen showcasing cream Shaker units, contrasting worktops and stylish pale blue tiled splash-backs, with French doors leading out to a leafy shared garden.
- Handy Utility room.
- Three large double bedrooms.
- Modern fittings in the bathroom with underfloor heating and shower-room.
- Vestibule and entrance hallway with ornate arch and deep storage cupboard.
- Superb view.

Features

- Gas central heating
- Well stocked private front garden
- Shared rear garden
- Residents permit parking and meters on street
- Excellent local amenities and transport links
- Green expanse of Holyrood Park nearby.

Energy Rating C. Council Tax band E.

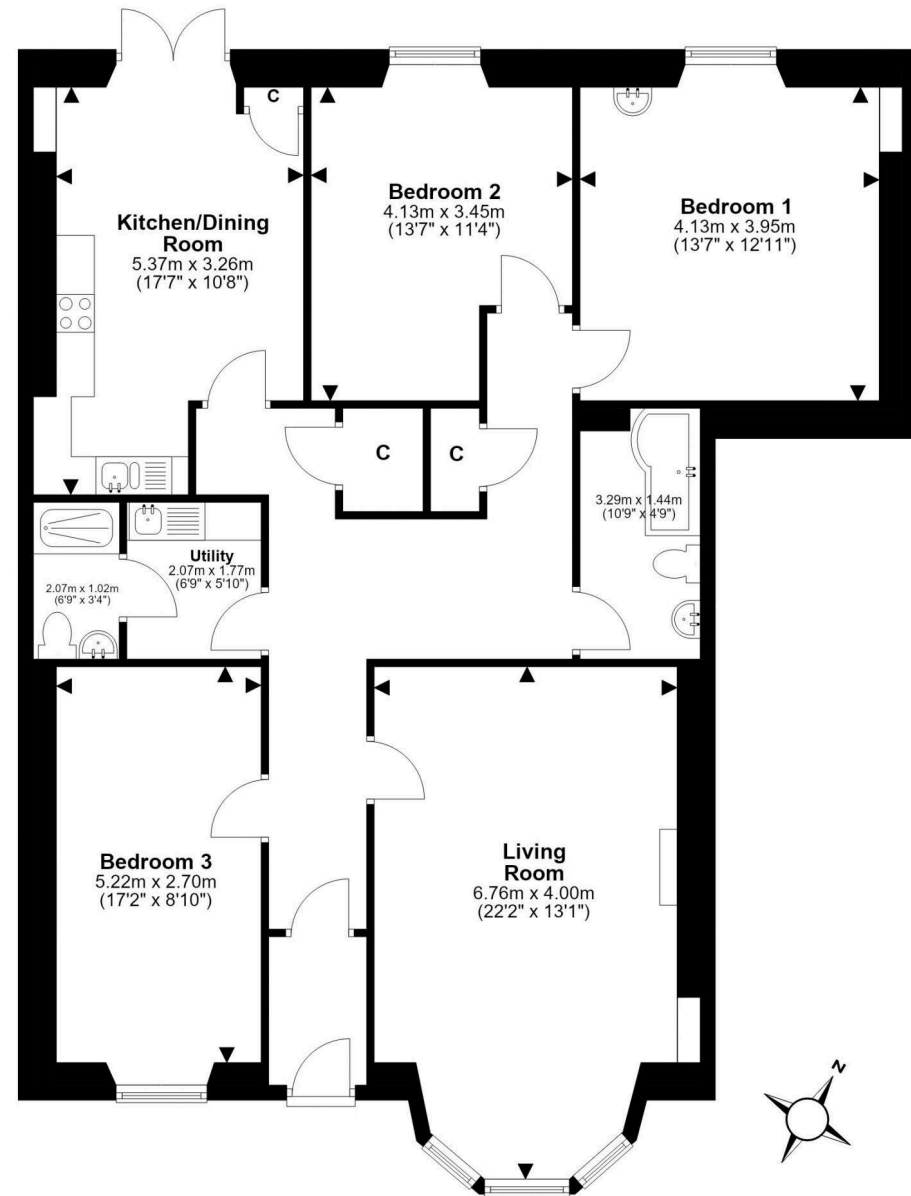
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Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop 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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament and good local schools. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

All fixtures, fittings, integrated kitchen appliances, washing machine, tumble dryer, fridge freezer, dish washer and curtains will be included in the sale. Other items of furniture available under separate negotiations.





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.

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