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43/2, St Patrick Square, Edinburgh, EH8 9ET

Rarely Available, Two-Bedroom, First-Floor Flat

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Property Description

Rarely available, two-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Located in the heart of Edinburgh's desirable Newington area, just south of the city centre.

Comprises an entrance hallway, a living/dining room and kitchen, two flexible bedrooms, and a shower room.

This period property features generous room sizes and tall ceilings, with excellent scope for development. Additionally, it features fresh neutral decor, double glazing, electric heating and a secured entry system.

Nestled 'off-street' in the corner of St. Patrick Square, there is a secluded shared garden to the rear and superb transport links.

The entrance hallway provides access to all rooms within the property, creating a practical and well-connected layout throughout. The bright and spacious living area is a standout feature, boasting a high ceiling that enhances the sense of space, along with a central light fitting and a large window that allows natural light to pour in. There is ample room for both lounge and dining furniture, making it an ideal space for relaxing or entertaining. The kitchen is fitted with a range of units and benefits from tiled-effect flooring, stone-effect worktops and a central light fitting, offering a functional and stylish space for everyday use.

Situated across the hall, the principal bedroom features hardwood flooring and a central light fitting, with sufficient space for freestanding furniture. A second bedroom is also present, offering flexibility for use as a guest room, home office or additional storage. Completing the property, the shower room is fitted with stone-effect flooring, a central light fitting and a shower cubicle, providing a clean and practical finish.

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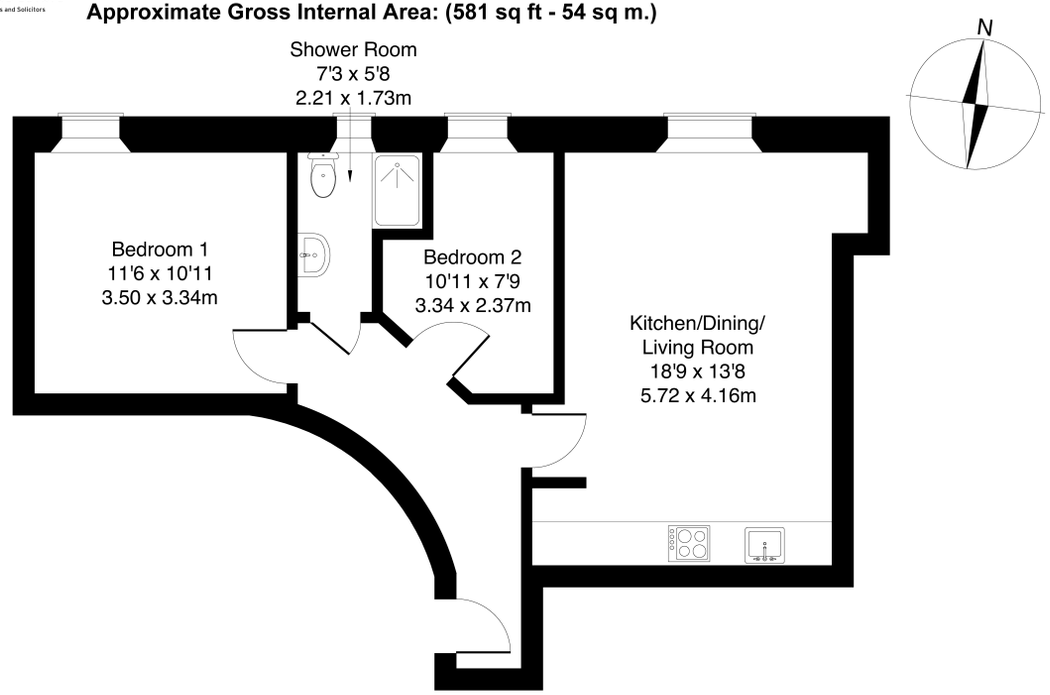
Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre and offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station and St Andrew's Square for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.

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