

51 Macdowall Road

NEWINGTON | EDINBURGH | EH9 3EQ

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Well-presented three-bedroom, three reception room traditional semi-detached home, set in the Newington area of Edinburgh around three miles South of the city centre. This well-located house would make an excellent family home and provides comfortable and light filled space and comes complete with an enclosed front and rear sunny garden and with front driveway out to the road.

This stunning home with traditional features is set over two floors. On the ground floor a vestibule and a welcoming entrance hallway, spacious living room with bay window, limestone fireplace with gas fire and dining room with attractive bow window. A sunroom with a solid roof and patio doors giving access to the rear garden. A fully fitted kitchen comprises a gas hob, electric oven and extractor fan, fridge, and dishwasher. An adjacent utility room presently houses a washing machine, chest freezer, and fridge/freezer. Also, on this level, there is a spacious bathroom with wash hand basin, WC Jacuzzi bath and a separate shower. From the hall there is an internal access to the garage.

Upstairs there are three well proportioned bedrooms, one with stunning views of the crags. A shower room with wash hand basin, WC and bidet.

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







Externally there are beautifully kept gardens. Front garden with large driveway and paved area with ornamental feature. The garage has power points and lighting and a plumbed tap for the front of the house. The rear garden has paved paths and patios, flower beds and a lawn. It also has lighting and an external tap and two sheds.

Early viewing is essential to fully appreciate this stunning home and tranquil, yet well-connected location that is sure to appeal. There is also scope for future development to meet changing demands.

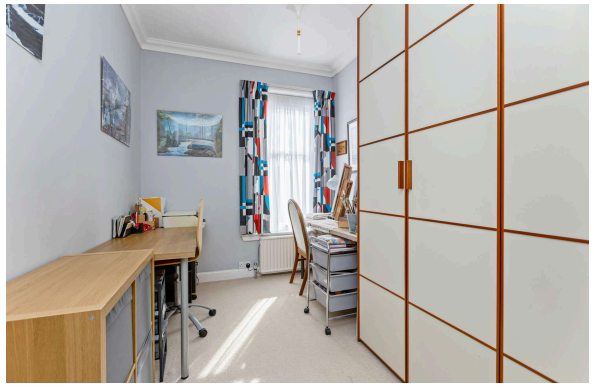
Extras included in the sale to be confirmed.

Energy rating D. Council Tax Band G.

- Three-Bedroom, three reception room Semi-detached Traditional House
- Three well-proportioned bedrooms, one with stunning views of the Crags
- Spacious living room with bay window
- Fully Fitted Kitchen with utility room
- Downstairs bathroom with shower and separate jacuzzi bath
- Dining room with bow window
- Further upstairs shower room
- Sunroom with patio doors to the rear garden
- Front driveway with access to the road
- Large rear garden made up of lawn, patio and two sheds



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 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. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





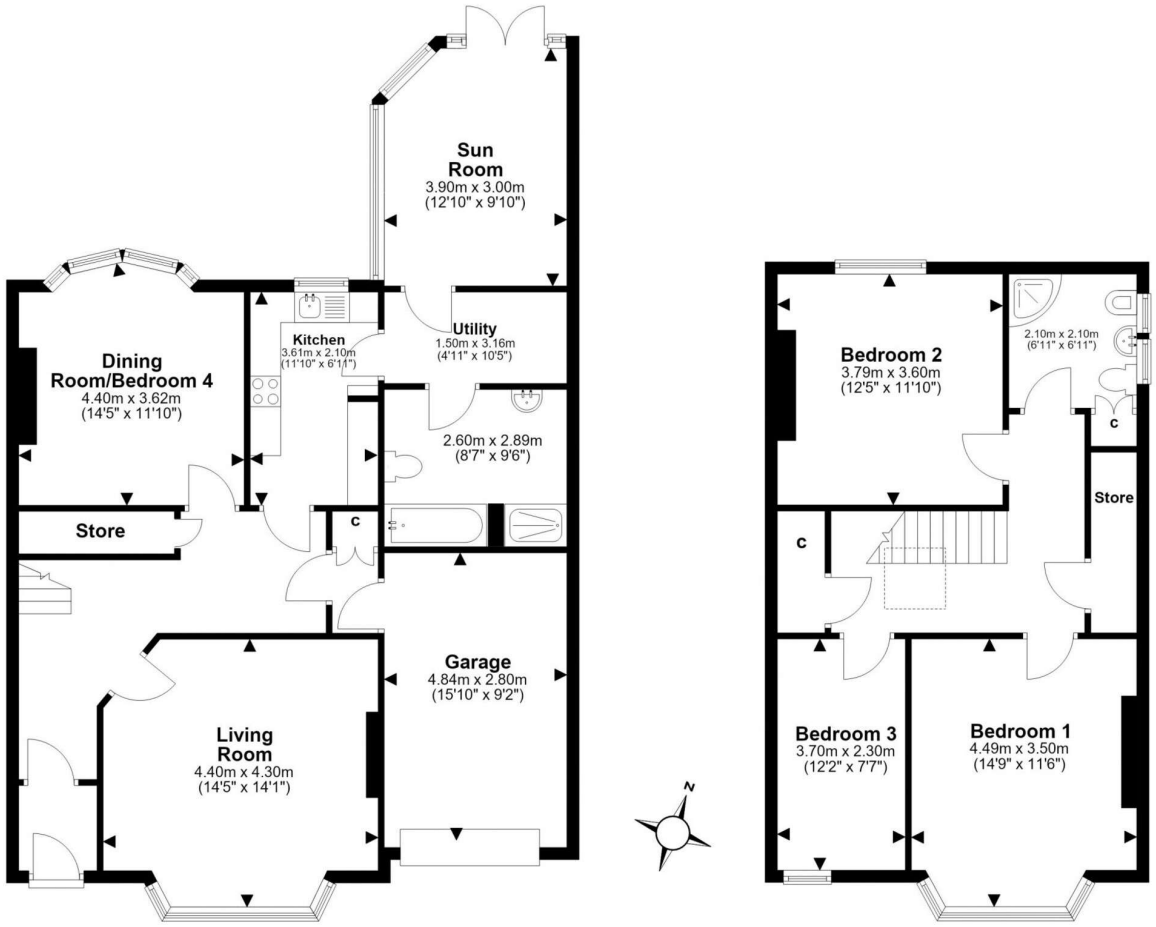












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com