GILSONGRAY

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71/12 RATCLIFFE TERRACE

Newington, Edinburgh, EH9 1SU

1	2	2
Public Room	Bedroom	Bathroom

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Enjoy the best of Edinburgh living in sought-after Newington, where leafy residential streets, neighbourhood cafés and local amenities sit within easy reach of the city centre. This contemporary two-bedroom flat combines a well-planned interior with communal garden grounds, lift service and the added advantage of an allocated parking space. It is an excellent choice for professionals, couples, first-time buyers or investors seeking a comfortable city base. A secure entrance opens into a hallway with storage, leading to a spacious living room and a well-appointed breakfasting kitchen. The main bedroom has two built-in wardrobes and an en-suite shower room, while a second double bedroom with fitted wardrobe is served by a modern bathroom. Communal garden grounds provide shared outdoor space, and an allocated parking space. Extras: All fitted floor and window coverings, light fittings and appliances are included.

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RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Contemporary two-bedroom flat in Newington
- Secure entry and shared stairwell and lift
- Central hall with storage
- Spacious living room with large west-facing windows
- Well-appointed breakfasting kitchen with fitted units and space for a table
- Generous main bedroom with two built-in wardrobes and an en-suite shower room
- Versatile second double bedroom with a built-in wardrobe
- Modern bathroom with overhead shower
- Communal garden grounds
- Allocated covered parking space
- Factor: Trinity Factors approx £100 per month which includes building insurance & external maintenance




Virtually staged
by Property Studios





THE BEDROOMS
& BATHROOMS



NEWINGTON, EDINBURGH

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington sits between the much-loved green spaces of Holyrood Park and The Meadows. It is close to public sports facilities at the Royal Commonwealth Pool with its Olympic-size pool, and renowned cultural venues include the Festival Theatre, the Queen's Hall, and the Summerhall multi-arts complex. Residents also enjoy access to an eclectic mix of independent shops, express supermarkets, and high-street retailers along Nicolson Street and South Clerk Street, with further shopping facilities available at nearby Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.





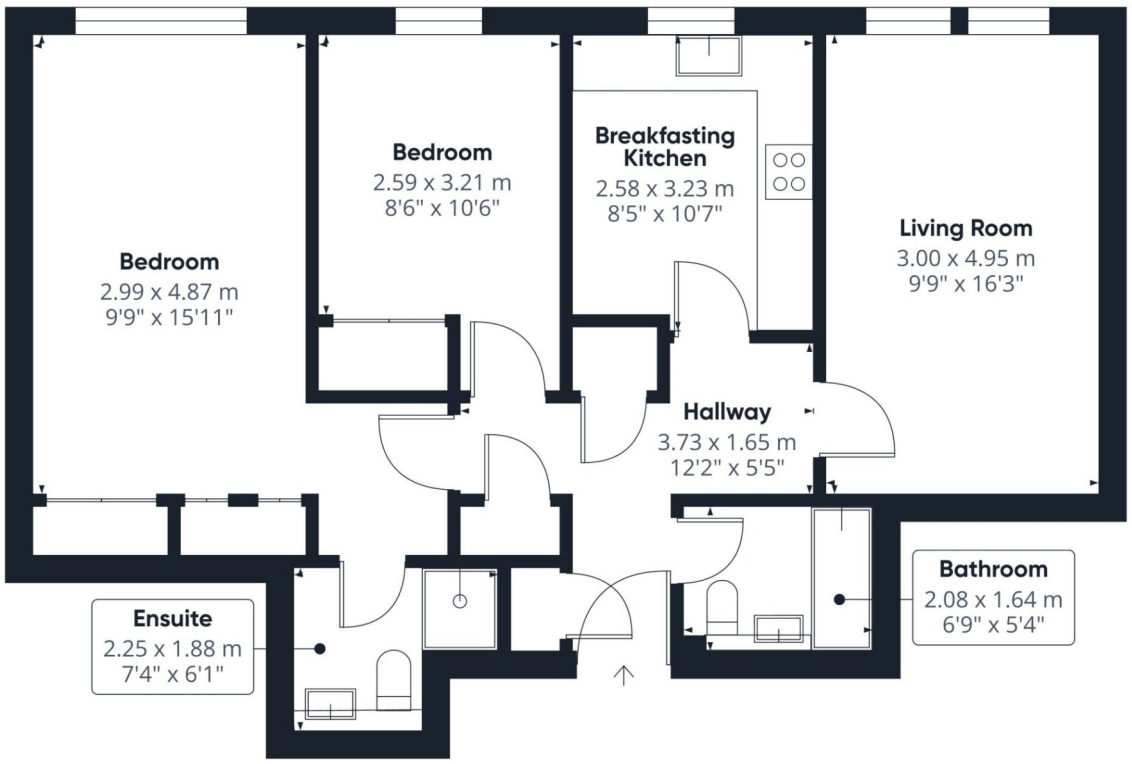


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WITH GILSON GRAY ON 0131 516 5366

EPC RATING
C

COUNCIL TAX BAND
E

FLOORPLAN



GILSONGRAY
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Approximate total area(1)
67.7 m²
729 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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