NEILSONS

Solicitors & Estate Agents



Offers Over

£180,000

4 (2F2) Dalkeith Road

Newington | Edinburgh | EH16 5BP

Forming part of a traditional tenement in the popular district of Newington, this well proportioned one bedroom second floor flat is conveniently placed for a wide range of local amenities, transport links and green spaces and is likely to appeal to first time buyers, professionals and investors alike.

- 1 bedroom
- 1 public room
- 1 bathroom
- Communal garden
- Permit/meter parking
- EPC rating – C
- Council tax band - B



Description

A welcoming hallway with two storage cupboards leads to a lounge with further storage and an open plan kitchen fitted with a range of base units with co-ordinated worktops, tiled splashbacks and a breakfast bar. The double bedroom features decorative cornicing, working shutters and ample built in wardrobes, while a contemporary, fully tiled shower room with a white suite and heated towel rail completes the accommodation. Further benefits include a secure entryphone system, gas central heating and double glazing.





Extras

Included in the sale will be the gas hob and electric oven, washing machine, undercounter fridge and freezer.

Gardens and parking

There is a well maintained communal garden to the rear of the building for residents to enjoy, and there is permit/ meter parking in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





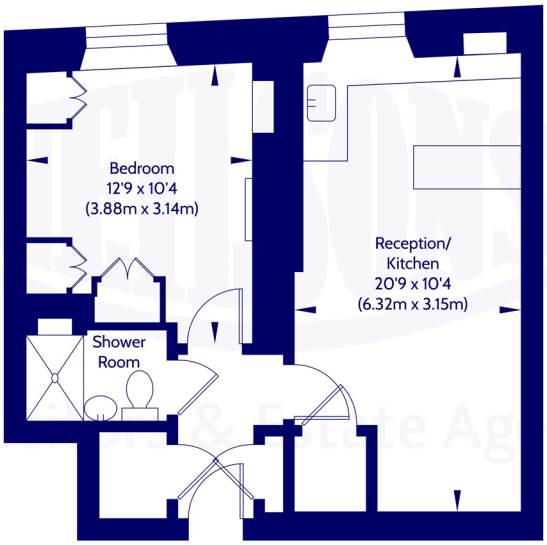




Location

Newington is one of Edinburgh's most sought after residential areas, popular with professionals, students, and families alike. Lying just a mile south of the city centre, it offers a vibrant mix of local shops, cafés, bars, and restaurants, along with excellent transport links for easy access across the city. The area is particularly convenient for Edinburgh University, with the George Square campus and King's Buildings both within walking or cycling distance. Newington is also well served for everyday needs, with a variety of supermarkets, independent retailers, and fitness facilities close by. Green space is another of Newington's strong appeals: residents are within easy reach of the beautiful open parkland of The Meadows, the dramatic landscapes of Holyrood Park and Arthur's Seat, and numerous smaller parks and gardens. Well regarded schools, both state and independent, are nearby, while regular bus services provide swift connections into the city centre, Edinburgh Waverley Station, and beyond. Combining convenience, character, and a lively community atmosphere, Newington remains one of Edinburgh's most desirable places to live.

Approx. Gross Internal Floor Area 42 Sq M / 457 Sq Ft.



2nd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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