
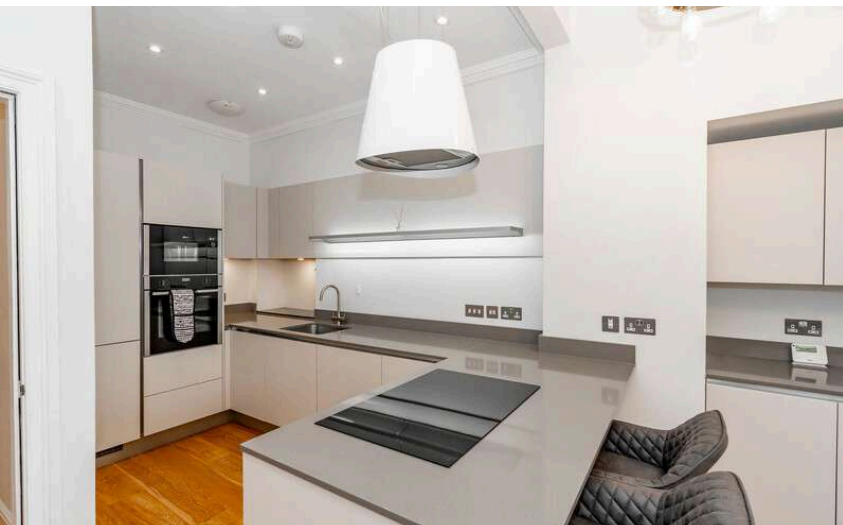


COULTERS[©]

FLAT 1, 16A MINTO STREET

NEWINGTON, EDINBURGH, EH9 1RQ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This attractive two bedroom apartment forms part of the exclusive Blacket Mews development within the Blacket conservation area. Located in the prime residential area of Newington on Edinburgh's south side, it sits close to a variety of excellent local amenities, highly regarded schools and all the attractions of the city centre.

Positioned on the ground floor of a handsome B-Listed building, the property offers the perfect blend of striking Georgian architecture and modern design. The communal entrance is accessed via key pad entry and there is a secure, video entry system in place. There is an impressive open plan living/dining and kitchen area situated to the front of the property. The modern kitchen has sleek, handleless units and under cabinet lighting and is equipped with high spec, integrated Neff appliances. A breakfast bar provides seating for up to three people, whilst there is ample room for a large dining table. Just off the hall, a handy utility cupboard houses the washing machine and there is also a WC. Both bedrooms are comfortable double rooms with contemporary décor and the luxury of their own en suites.

There is gas central heating operated by a modern boiler with wireless thermostat, and the windows are double glazed.

KEY FEATURES



Exclusive Blacket Mews development



Two double bedrooms with en suites



Private gardens to both front and rear



Allocated parking space



Desirable location close to University and city centre



Excellent shopping facilities at nearby Cameron Toll



GARDENS AND PARKING

Accessed from bedroom 2, is a private rear terrace with an outdoor store whilst the lawn directly in front of the property is also private garden ground. An allocated parking space is available in the residents car park and there is a shared basement offering additional storage.

The factor is James Gibb and the monthly factoring costs, including buildings insurance, are approximately £55.





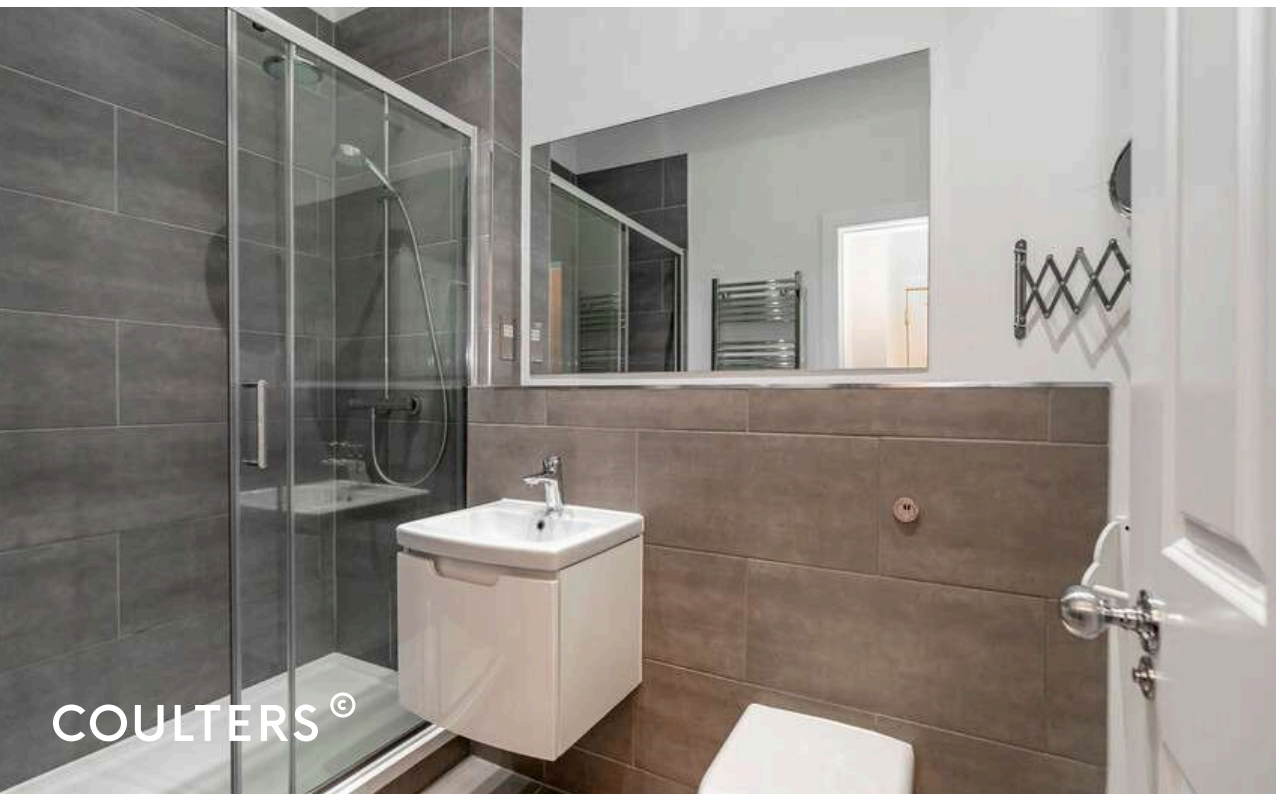
THE LOCAL AREA

Newington is a highly sought after residential neighbourhood situated to the south of the city centre. The area is served by excellent amenities including independent shops, bars, restaurants and cafes. Cameron Toll Shopping Centre with its Sainsbury's superstore and high street retailers is also within walking distance. Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque Holyrood Park, all within walking distance. Prestonfield Golf Club is also just a short stroll away. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University.

There is quick access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are regular bus services running to and from the city centre. The property sits in the catchment area for Preston Street Primary and James Gillespie's High School whilst excellent schools in private sector such as George Heriot's and George Watson's are easily accessible.

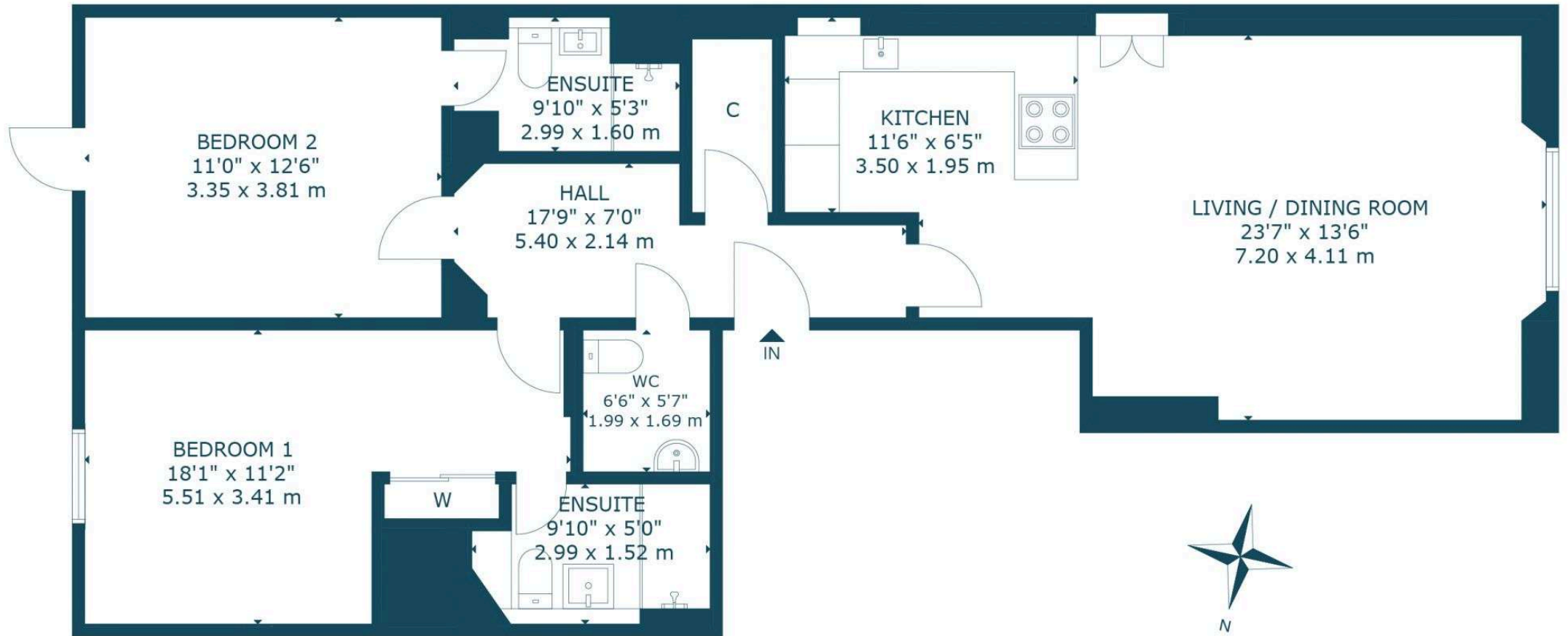
EXTRAS

The curtains, blinds and fitted flooring are included in the sale price. Other items may be available via separate negotiation.





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GROUND FLOOR

FLAT 1, 16A MINTO STREET, NEWINGTON, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,032 SQ FT / 96 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.