

**35 Newington Road
Edinburgh EH9 1QR**

Offers Over - £490,000

- Entrance vestibule leading through to large hallway with three storage cupboards and utility area
- Large living room with ornate cornice, centre rose and working fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Three large double bedrooms all with decorative fireplaces
- Fully tiled family bathroom with three-piece suite and mains shower over bath
- Gas central heating and working shutters on all windows
- Residents permit parking



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EPC D



Maindoor Flat

Blair Cadell are delighted to bring this rarely available unique main door flat in the heart of Newington. With fantastic original features throughout and generous living space along with a superb central location, this property will appeal to many and must be viewed.

The accommodation comprises of an entrance vestibule leading through to a fantastic large open hallway with an eye catching checkered floor and three large storage cupboards and a useful utility area. There is a large living room to the rear of the property with beautiful ornate cornicing and a centre rose that can be found throughout the property along with a lovely open fireplace making it the perfect spot for evening relaxing with family and friends. The kitchen has a range of floor and wall mounted units, gas hob and electric oven and appliances that are all included in the sale. There are three huge double bedrooms all featuring decorative fireplaces. A fully tiled family bathroom with a three-piece suite and mains shower over the bath. Gas central heating throughout the property along with working shutters on all the windows. Residents permit parking.

Newington is a highly sought after residential neighborhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton Retail Park and Fort Kinnaird Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

Open viewings on Sundays 2pm-4pm or by appointment on 0131 337 1800

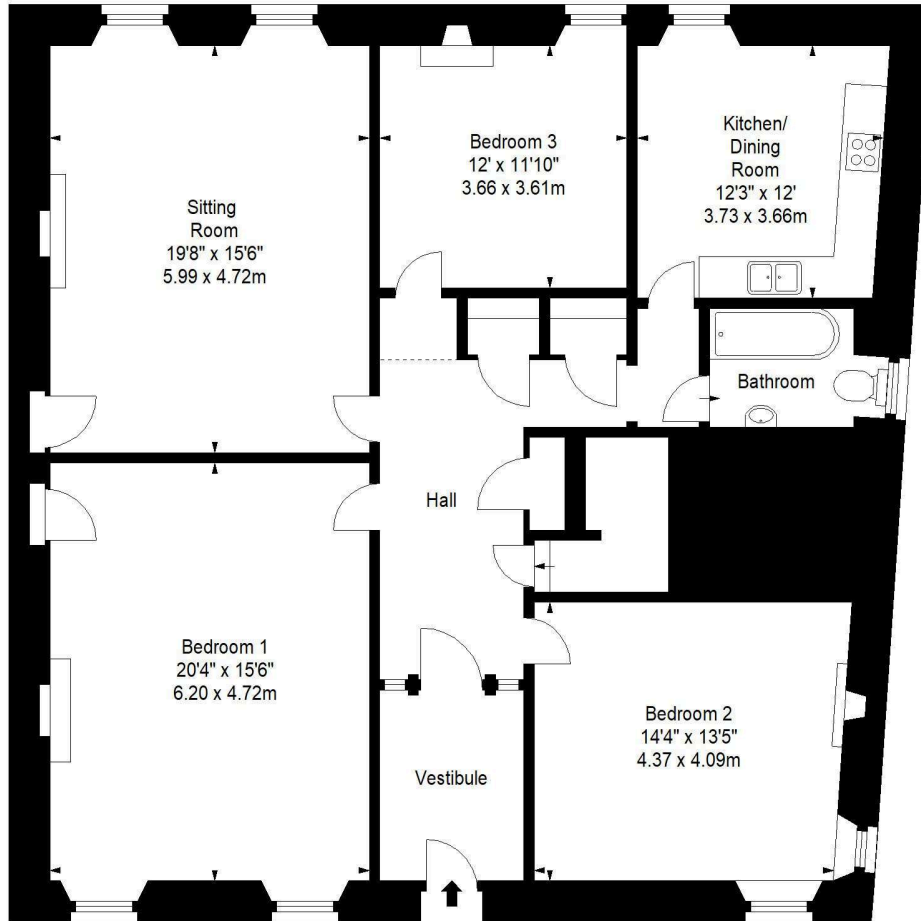




Newington Road,
Edinburgh,
Midlothian, EH9 1QR



Approx. Gross Internal Area
1550 Sq Ft - 144.00 Sq M
For identification only. Not to scale.
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Ground Floor



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