

COULTERS[©]

WELCOME TO:

CAUSEWAYSIDE

171 (3f2) Causewayside, Edinburgh, EH9 1PH



CAUSEWAYSIDE AT A GLANCE:



Popular Newington location



Third floor Georgian apartment



Open-plan living/kitchen/dining room



National Library of Scotland close by



Walking distance to the Meadows



University Campuses nearby

EXTRAS:

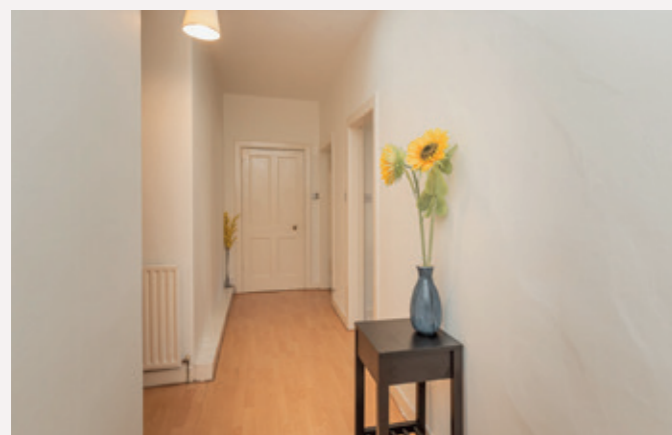
All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. The oven & hob, dishwasher, washing machine and fridge are included.



A LITTLE BIT ABOUT THE PROPERTY:

This wonderfully light two-bedroom apartment occupies the third floor of a B-listed Georgian tenement and benefits from a south-west facing aspect. Entered via a historic cobble stone archway, this generously proportioned property is ideally located for the University of Edinburgh and Edinburgh College of Art. In the heart of popular Newington, it offers easy access to open green spaces such as the Meadows and Holyrood Park, fantastic amenities, trendy local cafes and recreational activities. This charming flat has been freshly redecorated throughout.

- A welcoming hall with cupola above safety glass, allowing for natural light
- Useful utility room houses boiler, washing machine and freezer, with access to attic
- A light and well-presented combined living/kitchen/dining room
- Well-proportioned kitchen with wall and floor units, features free standing appliances including dishwasher, fridge, oven and hob, and new vinyl floor
- Bright and spacious carpeted principal double bedroom with twin window aspect; featuring Edinburgh press and focal fireplace
- A further double bedroom, south-west facing with plentiful natural light
- A spacious bathroom with wall-mounted shower over bath, and washbasin
- A separate WC, with washbasin, featuring attractive new vinyl flooring
- Gas central heating and double glazing throughout
- Walled communal garden to the rear, and a shared visitor's parking space
- On-street permit parking



LOCATION, LOCATION, LOCATION:

In the heart of Newington, and next to the National Library of Scotland, this Southside property enjoys an ideal location only 1.5 miles from the city centre.

This popular part of the city has, as you would expect, a wealth of amenities. There is a Tesco Express directly across the road and numerous popular coffee shops, bars, pubs and restaurants in the vicinity. Further shopping is available at Cameron Toll shopping centre which has a Sainsburys supermarket and other retailers.

Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque

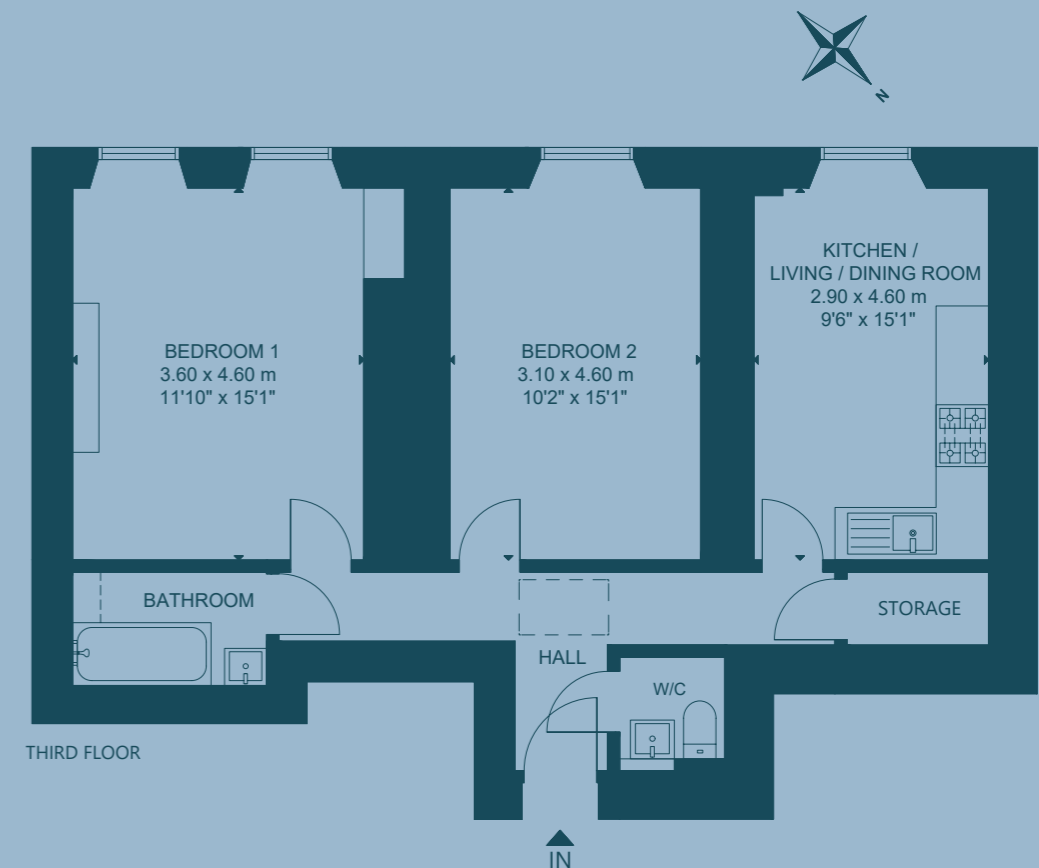
Holyrood Park, all within walking distance. The Festival Theatre, and Queens Hall are all nearby as is Summerhall which plays host to film, music, and the arts.

This catchment area offers well-regarded schooling including James Gillespie's High School. Edinburgh's private school options including George Heriot's School are in easy reach. It is ideally placed for The University of Edinburgh, and Edinburgh College of Art.

Regular bus services from Causewayside and nearby Newington Road take you to Princes Street in just over ten minutes, and the city bypass is in close proximity.



FLOOR PLAN:



171 (3f2) Causewayside, Edinburgh, EH9 1PH

Approx. Gross Internal Area

840 Sq Ft - 78 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

