



119/5, Rankin Drive

NEWINGTON, EDINBURGH, EH9 3DH



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Well-presented second/top-floor flat

Located in sought-after Newington, this well-presented second/top-floor flat enjoys a desirable setting close to the Hermitage of Braid and Blackford Hill, near amenities and transport links and Edinburgh University's King's Buildings Campus.

The two-bedroom property is an ideal rental opportunity and residence for first-time buyers, young families, and commuting professionals. It features an airy living/room, a private balcony, and a large shared garden.

Accessed via a communal entrance and stairwell, the front door to the flat opens into a central hall that is neutrally decorated. On the left is the living/dining room, which is well-proportioned for comfy lounge furniture and a table and chairs. It is nicely presented in a light palette and with a subtle accent wall. Plus, it has a built-in cupboard and a feature mantelpiece and surround as a focal point for arranging the room. A private balcony extends from here, providing a sheltered space for enjoying the outdoors whatever the weather. In the kitchen, wood-toned base and wall cabinets and stone-inspired worktops provide plenty of storage and workspace. It has an integrated oven and gas hob, and includes an undercounter fridge and a washing machine. The two double bedrooms are positioned side by side, both featuring built-in wardrobes and ample floorspace for bedside furniture. The two rooms are also lightly decorated and laid with snug carpets. A bright three-piece bathroom, with an overhead shower, completes the home. An efficient gas central heating system and double-glazed windows ensure year-round comfort.

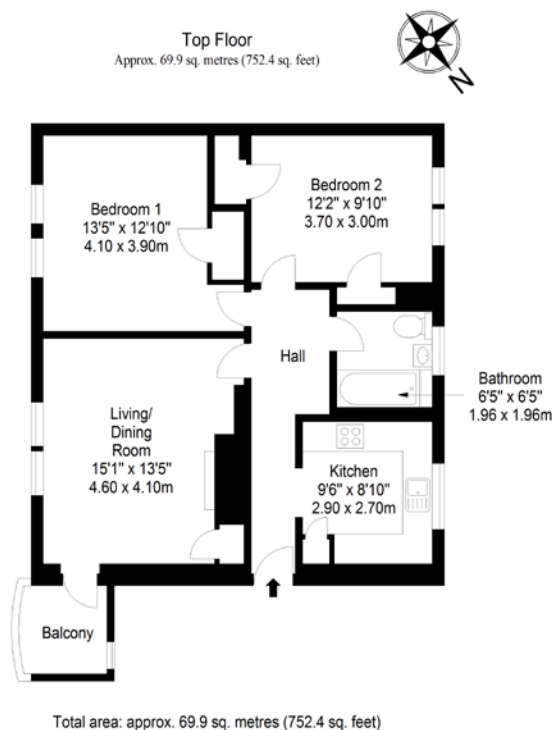
Outside, residents have access to a large communal garden that is laid to lawn and with a shared drying area. In addition, there is unrestricted on-street parking available.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge, and a washing machine to be included in the sale.



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 is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at 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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