



COULTERS[©]

Aien Lettings

VULCAN
Plumbing Gas Electrical

WELCOME TO:

DALKEITH ROAD

180/5 Dalkeith Road, Newington, Edinburgh, EH16 5DU


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DALKEITH ROAD AT A GLANCE:



Popular Newington location



Traditional three-bedroom flat



Bright bay windowed living room



Superb leisure and retail amenities



Holyrood Park in walking distance



The University of Edinburgh nearby

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that all furniture is available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Situated in the popular residential area of Newington, this is a well-presented traditional three-bedroom apartment. On the second floor of a stone-built tenement the accommodation is bright and spacious with an appealing neutral décor and original period features. Its proximity to the University of Edinburgh, open green spaces, and the city centre, make it an ideal opportunity for a professional or investor.

- Attractive bay windowed living room with original period details including shelved Edinburgh press, fireplace, and intricate cornicing. Features an appealing neutral décor and carpeting
- Well-laid out internal modern kitchen with wall and floor units, worktops, and splashback. Integrated appliances include extractor hood, oven, and gas hob
- Front-facing and bright principal double bedroom with a warm interior design and ample space for freestanding furniture
- Two further spacious, peaceful and bright carpeted double bedrooms to the rear of the property. Both allow for freestanding furniture, and one has a built-in cupboard
- Family bathroom with three-piece white suite including wall-mounted shower over bath, WC and washbasin
- Gas central heating and double glazing throughout
- Well-kept shared rear garden
- Secure entry system



LOCATION, LOCATION, LOCATION:

This property is situated in the popular residential location of Newington, south of the city centre. It benefits from a good range of local amenities including a post office, hairdresser, takeaways, and restaurants like The Salisbury Arms. Cameron Toll Shopping Centre is 10 minutes' walk and offers well-known high street retailers including a Sainsbury's. Leafy Marchmont with its pubs, restaurants, and retailers is less than 10 minutes' drive.

Recreational opportunities are plentiful including the open green spaces of Arthur's Seat, Holyrood Park, and The Meadows. The Royal Commonwealth Pool with gym is ten minutes' walk, and both Prestonfield and Duddingston

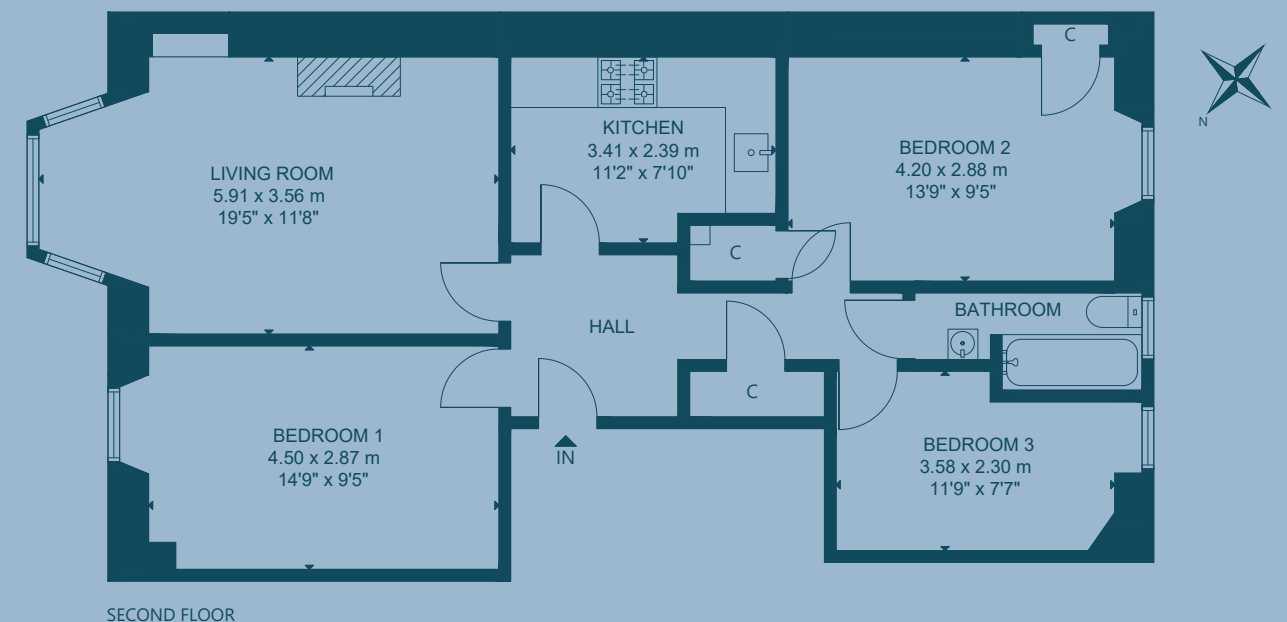
Golf Clubs are nearby. Culturally, it is in walking distance to the Queen's Hall and Summerhall.

It is ideally placed for the University of Edinburgh and The Royal Infirmary. Well-regarded schooling includes Preston Street Primary School and James Gillespie's High School. Edinburgh private school options such as George Heriot's School and George Watson's College are easily accessible.

There is quick access to the city centre with regular buses running from Prestonfield Avenue and the City Bypass is in easy reach.



FLOOR PLAN:



SECOND FLOOR

180/5 Dalkeith Road, Newington, Edinburgh, EH16 5DU

Approx. Gross Internal Area

847 Sq Ft - 78 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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