










Offers Over
£225,000

10/5 Richmond Place

Southside/Newington | Edinburgh | EH8 9SS

A fantastic opportunity has arisen to purchase this spacious and bright top floor flat, situated within the highly desirable Southside District close to Edinburgh Old Town and City Centre with excellent local amenities and transport links. The property would undoubtedly appeal to young professionals or rental investor and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/Meter Parking
-  Communal Garden
-  EPC Rating – G
-  Council Tax Band - B



Description

In brief the generously proportioned accommodation comprises; entrance hallway with useful built-in storage cupboard, light and airy twin windowed reception/ dining room, fitted kitchen overlooking the rear, well-proportioned principal bedroom with fitted storage, good sized second double bedroom and bathroom with three-piece suite.



Extras

All fitted floor coverings and will be included in the sale together with the cooker and washing machine.

N.B – property being sold as seen.

Gardens & Parking

There is a well-kept communal garden to the rear together with metered/permit parking to the front and within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is situated with the enviable Southside/ Newington district of the City of Edinburgh. Scottish Parliament, Princes Street, with various restaurants, bistros and local shops are all within convenient walking distance. Cameron Toll Shopping Centre is also within easy reach providing a further extensive range of shops including a Sainsbury's supermarket. The property is also well positioned for access to Edinburgh University, Queens Hall and National Library with recreational facilities on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park. Regular bus services provide quick and easy access into the City Centre and many surrounding areas whilst The Royal Infirmary is also within good commuting distance

Second Floor
Approx. Internal Area 54.16 Sq M / 583 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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