



COULTERS[©]

WELCOME TO:

BUCCLEUCH TERRACE

6 (3F1), Buccleuch Terrace, Newington, Edinburgh, EH8 9ND



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BUCCLEUCH TERRACE AT A GLANCE:



Residential
Newington location



Traditional
apartment



Offers excellent
potential



Walking distance of
the Old Town



Minutes from the
Meadows



Ideal for the University
of Edinburgh

EXTRAS:

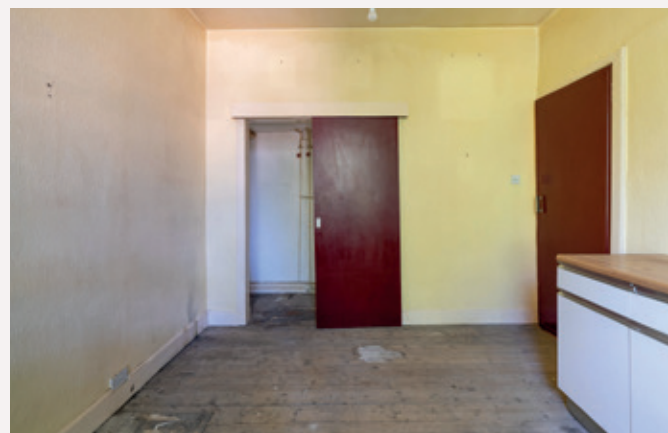
The property is sold as seen with all light fittings and appliances included in the sale.



A LITTLE BIT ABOUT THE PROPERTY:

A traditional one-bedroom tenement apartment with a box room set in a peaceful road in Edinburgh's leafy Newington. Now requiring modernisation, this third-floor property minutes from the Meadows, offers wonderful potential to create a comfortable home. Within walking distance of The University of Edinburgh, Edinburgh College of Art and the city centre, this property presents a superb opportunity.

- Light-filled living room with twin windows, wooden flooring and a built-in cupboard.
- Kitchen with a useful cupboard, and a pleasant leafy outlook.
- Double bedroom with wooden flooring and an original cast iron fireplace.
- Versatile study ideal as a home office or snug.
- Shower room with WC and washbasin.
- Single glazing throughout.
- Shared rear garden.
- Secure entry system.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

Buccleuch Terrace, in the residential area of Newington, is a peaceful 'no through' street situated just a stone's throw from the University of Edinburgh main campus. This popular neighbourhood is conveniently positioned just one mile south of Edinburgh's City Centre and is also on the doorstep of the scenic Meadows park.

You are spoilt for choice with the range of bars and restaurants available, from the traditional Old Bell Inn to the fashionable Southpour and Meadows Tap. Enjoy cultural attractions minutes away, including Summerhall, a popular multiarts venue; the Queen's Hall, and The Festival Theatre.

Outdoor pursuits are well-catered for with Holyrood Park and iconic Arthur's Seat

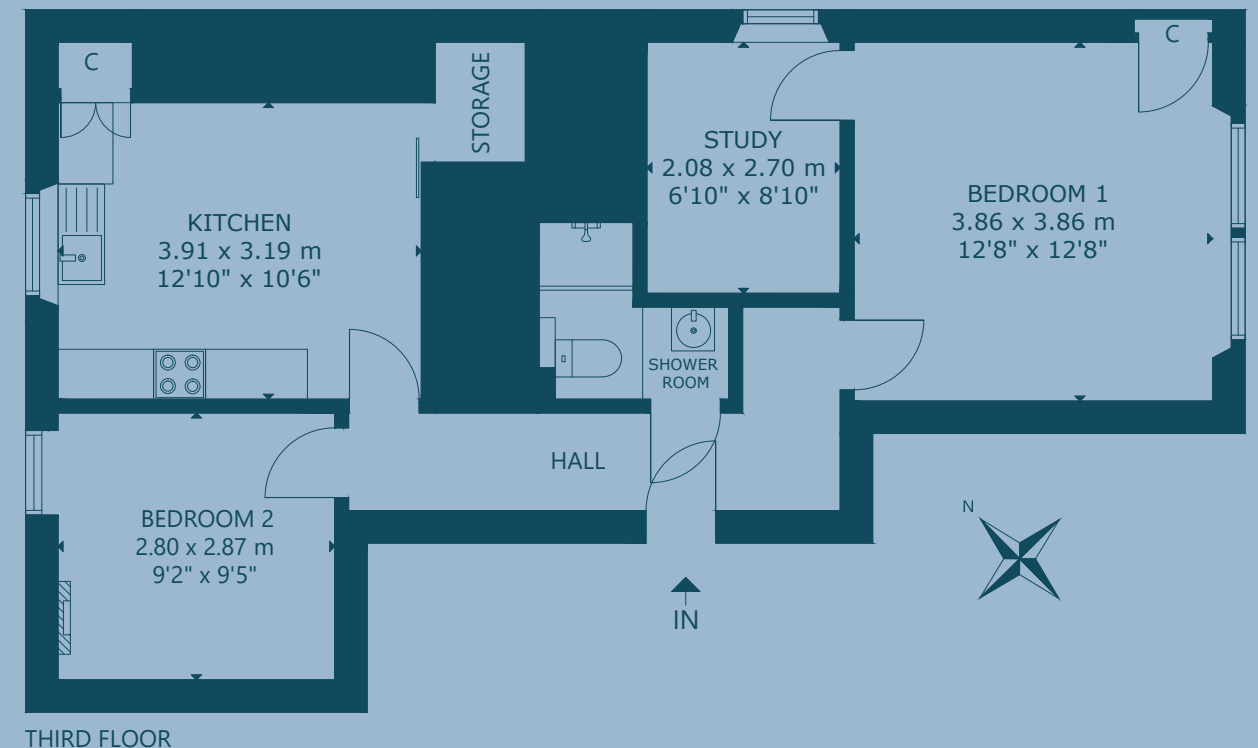
a short distance away and offering the perfect destinations for leisurely walks and runs with exceptional city views. The Meadows tennis club is moments away and there are some fabulous golf courses to enjoy, including the 18-hole Prestonfield Golf Club.

Daily shopping is well-catered for with an array of convenience stores and independent artisan retailers such as Victor Hugo's Deli, The Wee Boulangerie, and The Refillery. Larger shopping requirements are met at Cameron Toll Shopping Centre which houses a Sainsbury's and an Aldi.

Regular buses take you swiftly to the City Centre and Waverley Train Station or in the other direction to Kings Buildings and beyond.



FLOOR PLAN:



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Approx. Gross Internal Area

570 Sq Ft - 53 Sq M

For identification only. Not to scale.

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WE'D LOVE TO HEAR FROM YOU:

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