



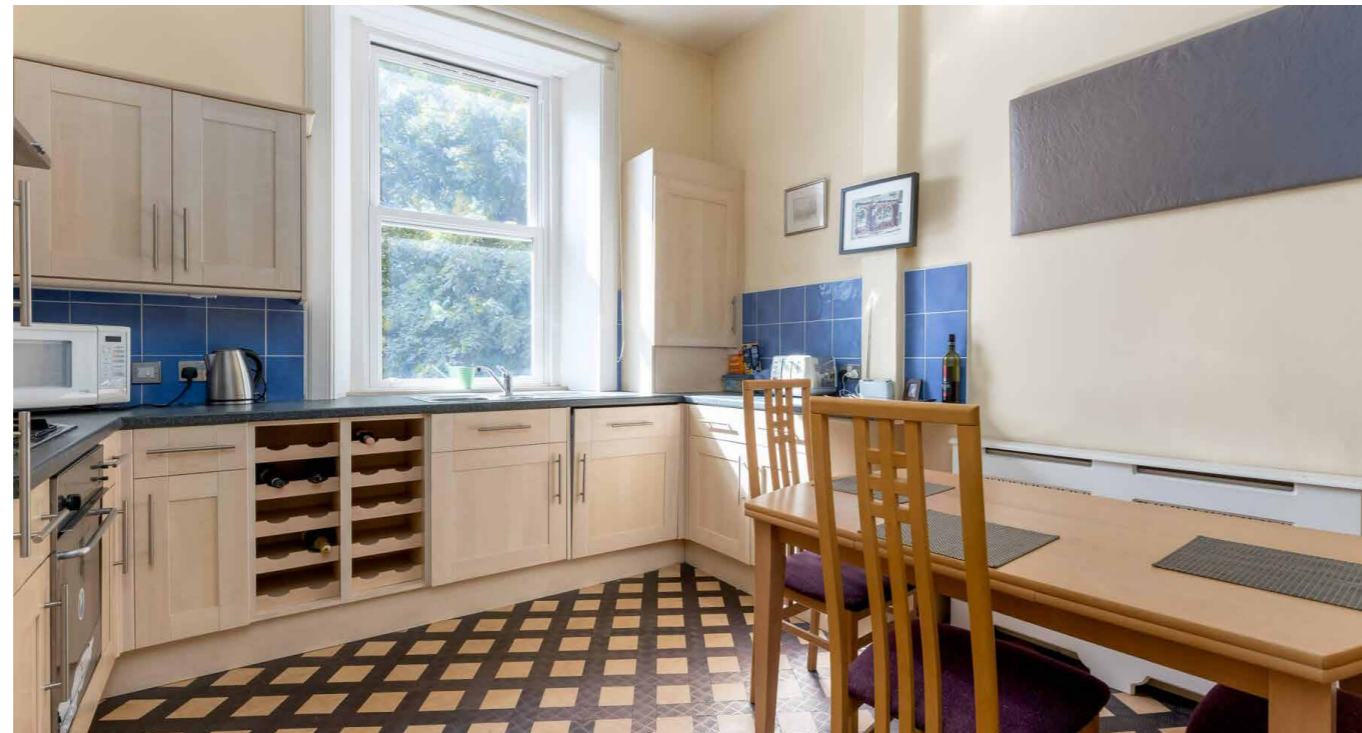
60/4 Ratcliffe Terrace
Newington, Edinburgh, EH9 1ST

CALL US ON 0131 447 4747

60/4 Ratcliffe Terrace Newington, Edinburgh EH9 1ST

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room with feature fire.
- Boxroom currently used as dressing room.
- Dining kitchen with appliance with large style storage cupboard.
- Generously proportioned double bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A second-floor flat part of a traditional tenement building in the highly desirable Newington district of the City perfectly positioned for access to a wide range of local amenities and a short journey to the south to Edinburgh City Centre. The property would be suitable for a professional person/couple or perhaps letting purposes

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1.4 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 12.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Ratcliffe Terrace is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the motorway network

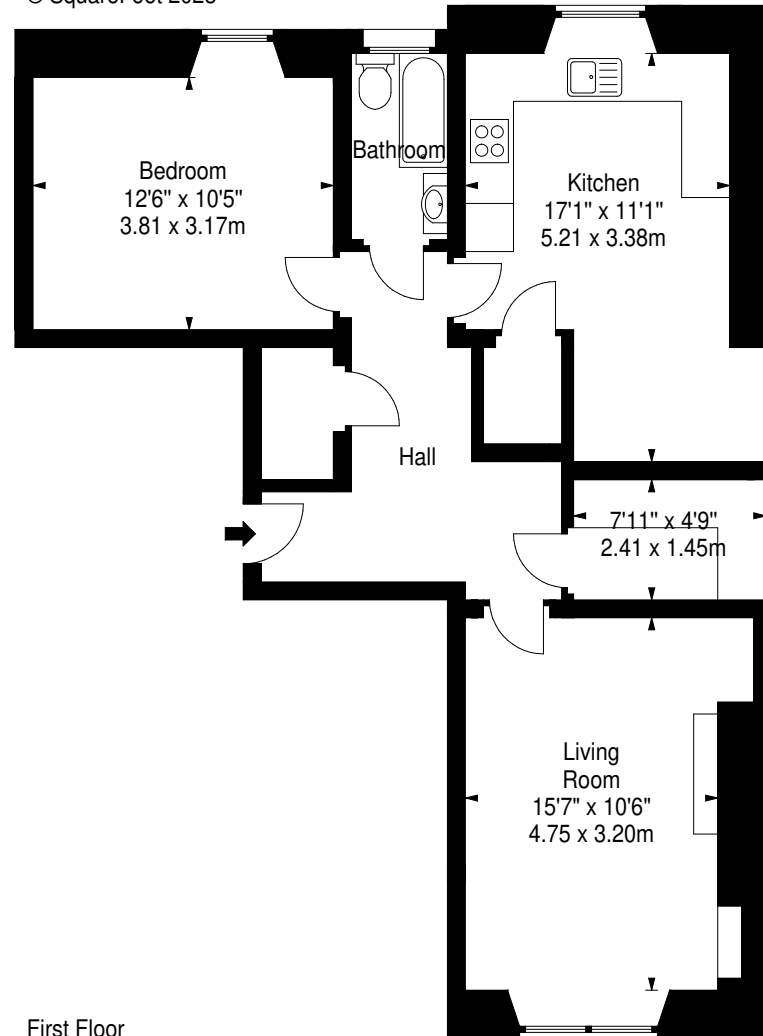
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



**Ratcliffe Terrace,
Edinburgh,
Midlothian, EH9 1ST**



Approx. Gross Internal Area
759 Sq Ft - 70.51 Sq M
For identification only. Not to scale.
© SquareFoot 2023



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.