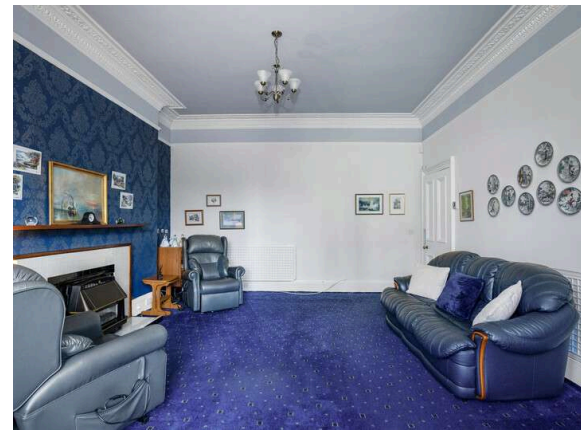


**Mc**  
McDougall McQueen  
**Mc**  
solicitors & estate agents



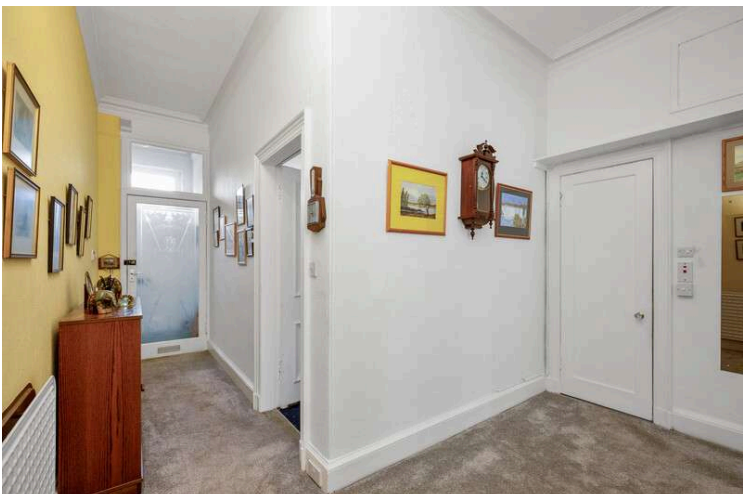
26 McLaren Road, Edinburgh, EH9 2BN

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are delighted to offer to the market this rarely available two bedroom traditional lower villa forming part of a converted Victorian terraced house with a sunny conservatory and private enclosed garden to the rear. The property is quietly located in the popular Newington area of Edinburgh close to many local amenities and transport links. Access to two private park areas as part of the Waverley Park Association. Presented to the market in good order throughout, we would recommend an early viewing.

- Handsome living room complimented by a bay window and intricate corniced ceiling.
- Fully fitted kitchen with a range of wall and base units along with integrated oven, hob and extractor, pantry cupboard and shelved storage cupboard.
- Dining room with storage cupboard and cupboard housing the hot water tank.
- Garden room with direct access to the rear garden.
- Large double bedroom with built in storage, additional walk in cupboard.
- Second bedroom accessed from the kitchen.
- Modern and Stylish bathroom presented as a shower room comprising WC, wash hand basin, vanity storage LED mirror, heated towel rail and shower cubicle.
- Mixed glazing.
- Electric heating.
- Front garden with shared path to upper villa and private enclosed rear garden with a patio area and garden hut.
- Access to two private parks within close proximity.
- Residents permit zone parking and further on street parking.



## Location

The property is situated within the enviable Newington district of the City with an excellent range of shops, services, restaurants and bistros. The Cameron Toll Shopping Centre is only a short drive or bus journey away providing a more extensive range of shops including a Sainsbury's supermarket. The property is well positioned for access to Edinburgh University, The Royal Infirmary and Scottish Parliament. Recreational facilities are on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows, Holyrood Park, Blackford Hill, Prestonfield and the Hermitage of Braid. There are excellent schools in both the private and state sectors. Excellent bus services run to many parts of the City

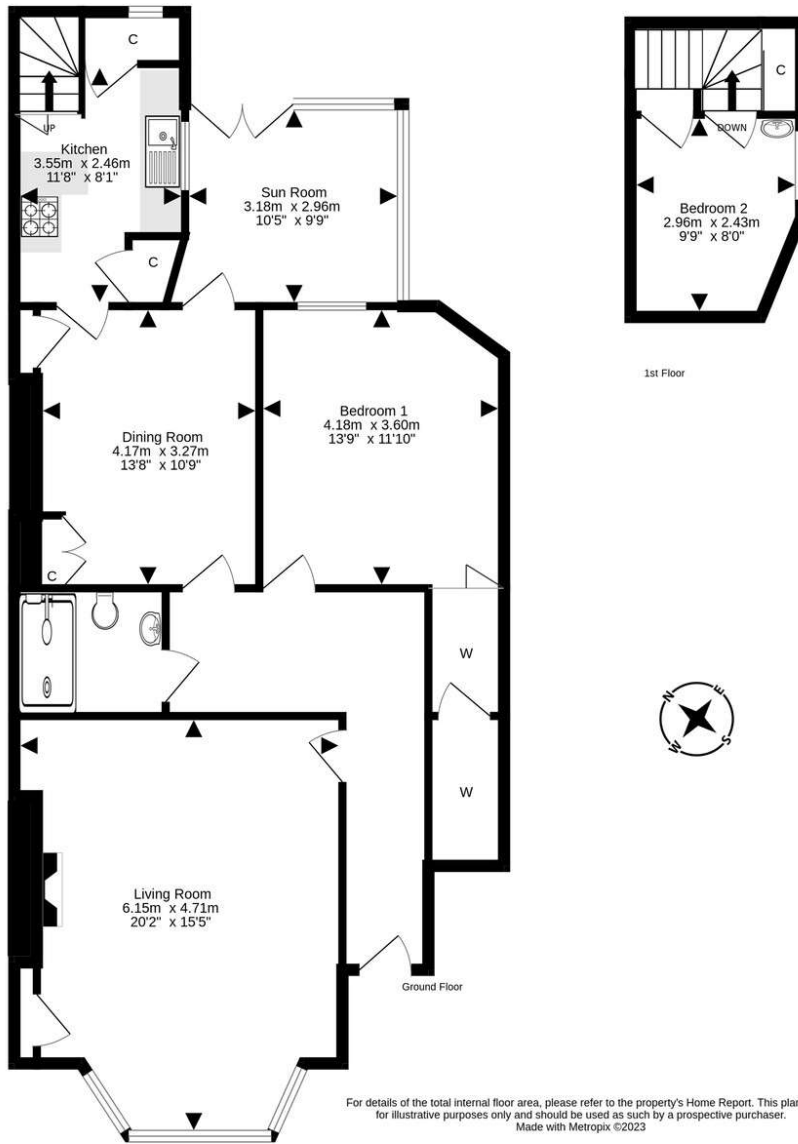
## Extras

Included in the sale are the integrated kitchen appliances and white goods, fixtures & fittings and window coverings. Furniture in bedroom two is included in the sale price.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

