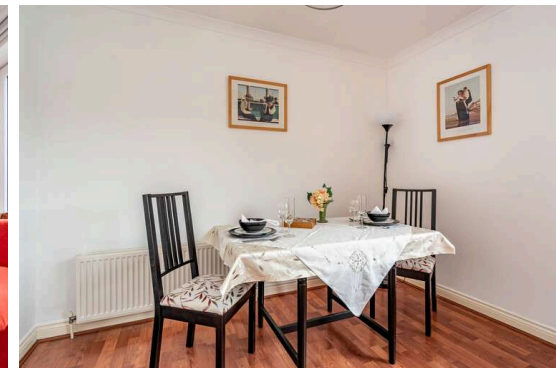


**24/6 Terrars Croft
Edinburgh EH8 9RE**

Offers Over £260,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods and breakfast bar
- Two double bedrooms both with fitted wardrobes
- Bathroom with three-piece suite and mains shower over the bath
- Hallway with large storage cupboard and access to large attic
- Gas central heating and double glazing
- Allocated parking space
- Communal gardens



Flat

Blair Cadell are delighted to bring to market this fantastic two bed flat in the heart of Newington. With superb local amenities and access to the city centre the property would be ideal for the first time buyer/young professional or buy to let investor and must be viewed.

The accommodation comprises of an entrance hallway with two large storage cupboard and access to a partially floored loft giving plenty of useful storage space. A large living/dining room that would be ideal for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale along with a useful breakfast bar for meals on the go. There are two generous double bedrooms both with fitted wardrobes and a bathroom with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is also an allocated parking space. * No warranties given for systems or appliances*

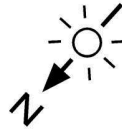
Newington is a highly sought after residential neighborhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton Retail Park and Fort Kinnaird Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

Viewing by appointment on 0131 337 1800

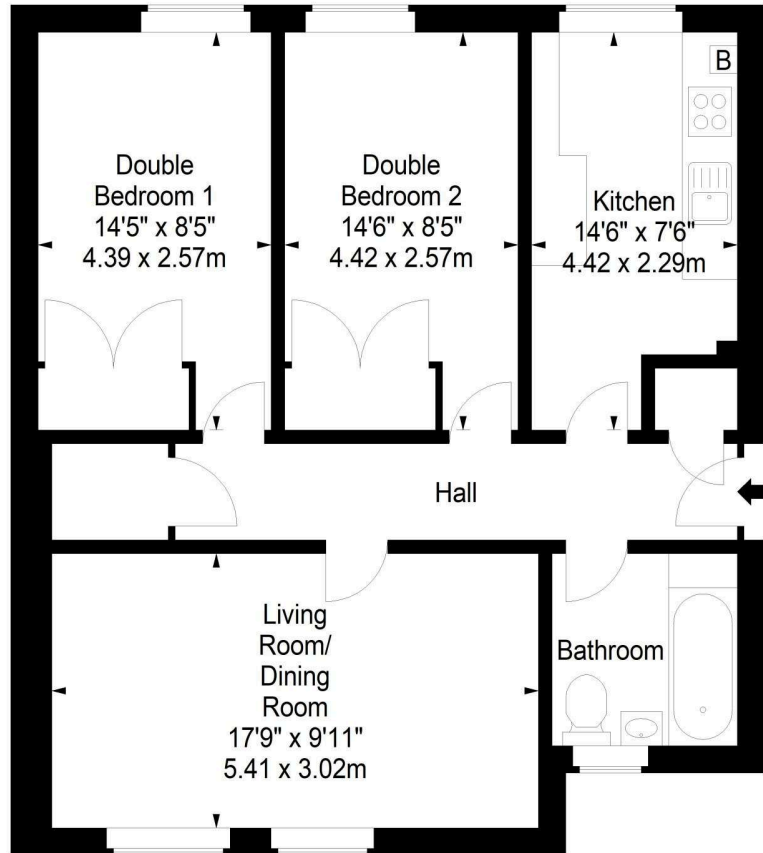




**Terrars Croft,
Edinburgh, EH8 9RE**



Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Third Floor



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