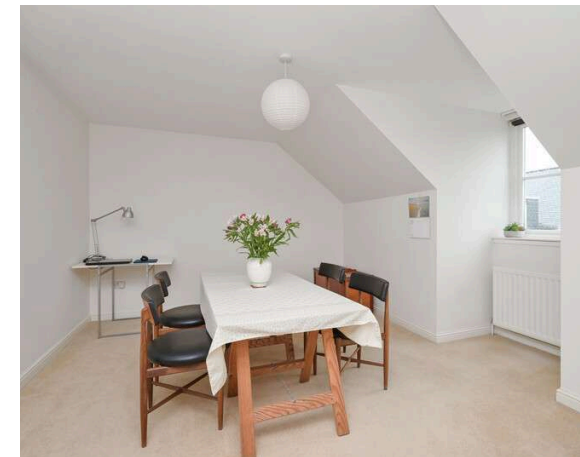




Flat 7, 15, East Suffolk Park, Edinburgh, EH16 5PN

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to offer to the market this generously proportioned, three bedroom top floor modern apartment, which forms part of a well-kept contemporary block, resting on the edge of beautiful open parkland, in the highly sought-after Newington area of Edinburgh close to many local amenities along with excellent transport links. The property boasts beautiful, picturesque views and offers flexible living space, well suited to professionals, couples, and small families alike. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Impressive living room dual aspect with fabulous views along with access to the balconies.
- Dining room offering pleasant entertaining space or home office French doors access the living room.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances, dual aspect offering lots of natural light.
- Master bedroom with walk in storage and en-suite shower room.
- Double bedroom with walk in storage.
- Third double bedroom with a walk in storage cupboard.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Excellent storage with two additional cupboards in the hall.
- There are beautifully maintained areas of communal garden scattered throughout the development, which have been laid to lawn with well stocked shrub and flower beds.
- Ample residents parking is available. There are two tennis courts and a secure cycle store for residents..
- A factoring agreement is in place for the upkeep of the communal areas managed by Ross & Liddell. The stair was redecorated in 2023 and the factors are arranging for a new carpet.



Location

East Suffolk Park is positioned 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.

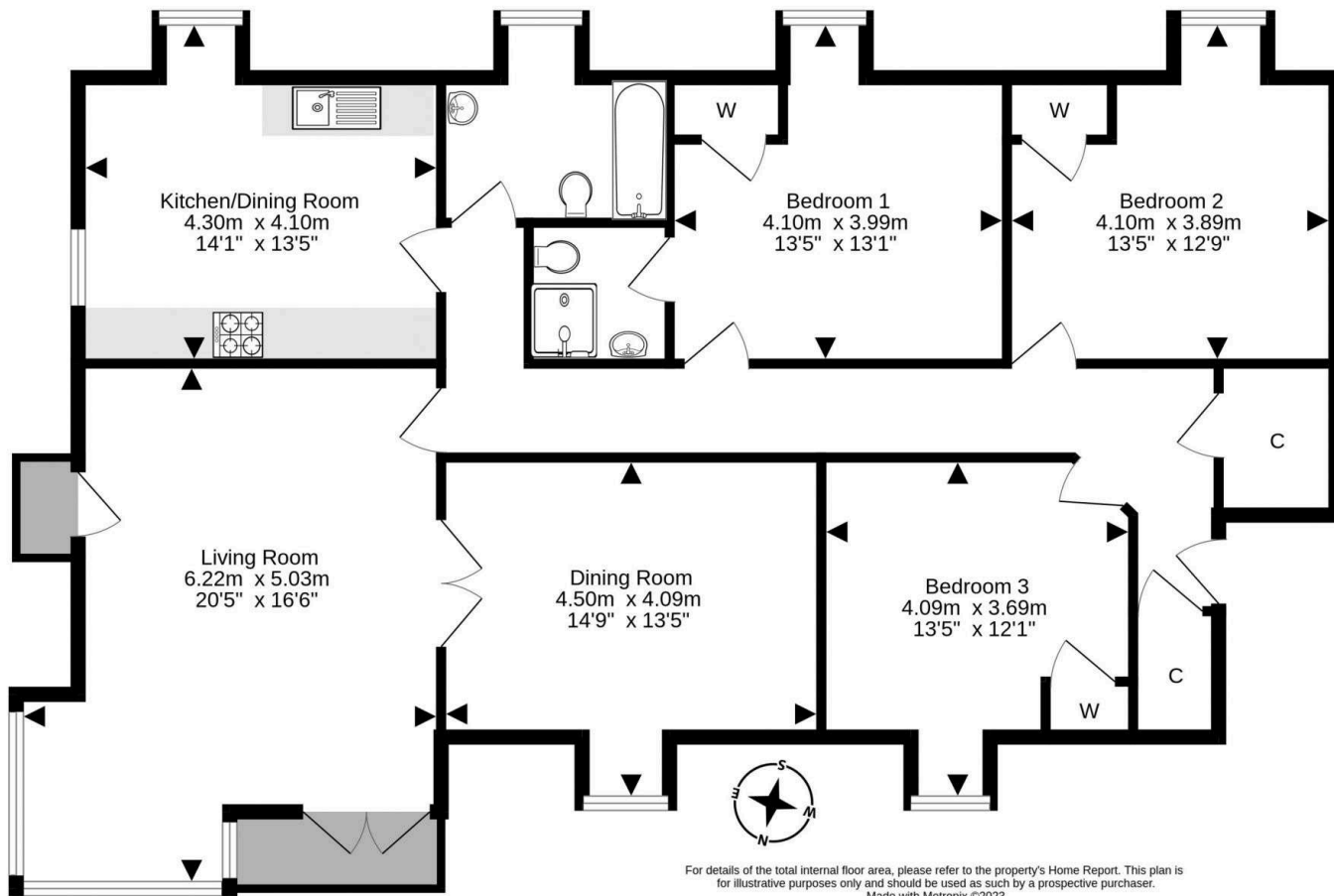
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

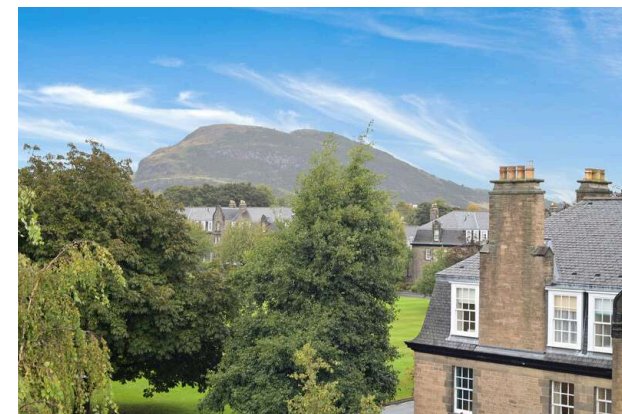
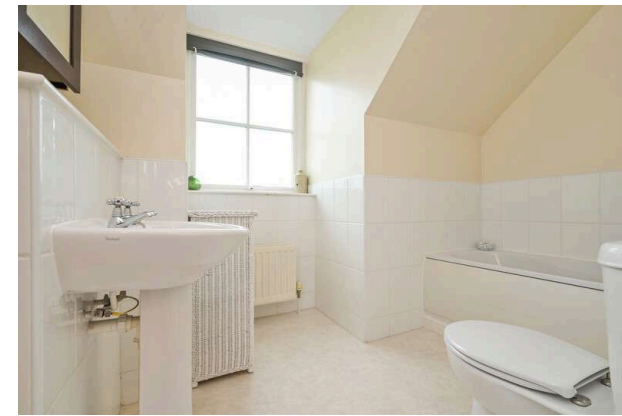
Price & Viewing

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

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.

