



Fixed Price

£255,000

247 Dalkeith Road

Newington | Edinburgh | EH16 5JS

An excellent opportunity has arisen to purchase this traditional main door flat, situated within the prime district of Newington close to a fantastic range of local amenities and transport links. The spacious property would ideally suit the young professionals and early viewing is highly recommended.

 1 bedroom

Box room

 2 public rooms

 1 shower room

 EPC rating - D

 Council tax band - D



Description

In brief the accommodation comprises; entrance vestibule leading to the welcoming entrance hallway with fantastic built-in storage, generously proportioned and bright bay-windowed lounge with lovely window seat providing additional storage and pleasantly overlooking the front garden, useful box bedroom/study, fitted kitchen open plan to dining area and door providing direct access to the communal garden, well proportioned double bedroom and wet room. Further benefits include gas central heating.



Extras

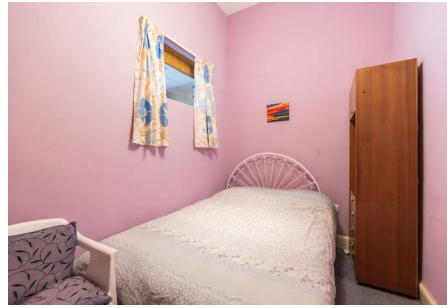
All fitted floor coverings will be included in the sale together with the cooker, fridge/freezer, tumble dryer and the top loader washing machine.

Gardens

There are shared gardens to the rear of the building and the property has its own area of private garden ground to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Dalkeith Road 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.

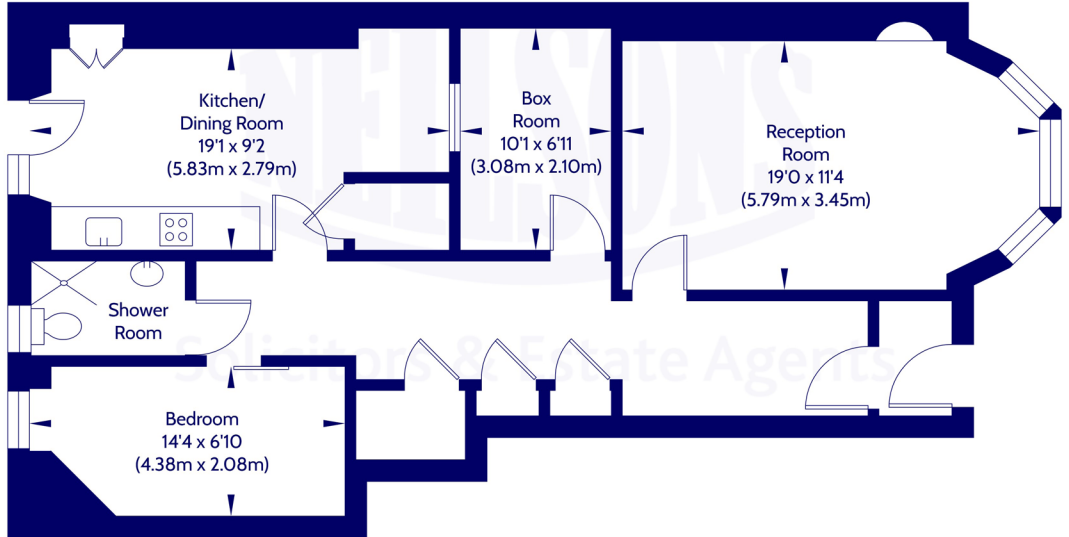


Ground Floor

Approx. Internal Area 76.21 Sq M / 820 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

