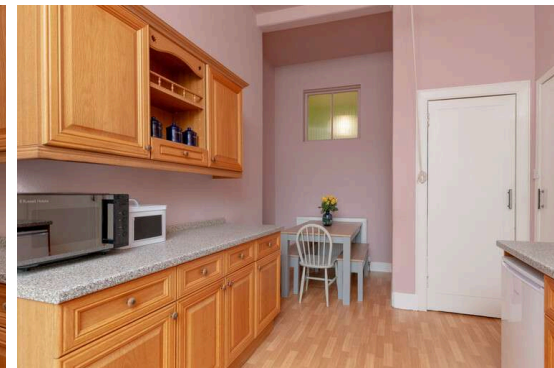


**183/2 Dalkeith Road
Edinburgh EH16 5DS**

Offers Over £270,000

- Bay window lounge featuring ornate cornice, centre rose, gas fireplace and Edinburgh press
- Kitchen/diner fitted with a range of floor and wall mounted units, gas cooker, white goods and a large pantry cupboard
- Two double bedrooms
- Box room
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing
- Well kept communal garden
- Residents on-street parking



Flat

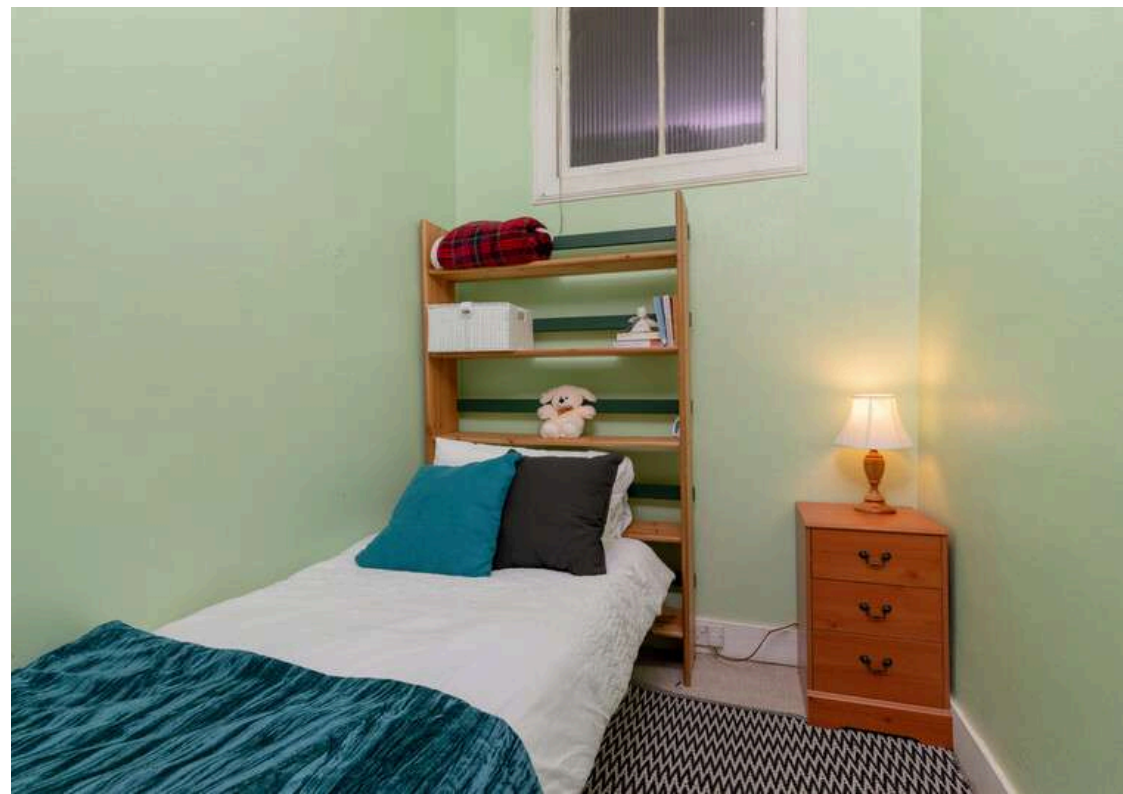
Blair Cadell are delighted to bring to market this superb two bed tenement flat in the heart of Newington. With fantastic local amenities and access to the city centre, the property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a fantastic bay window lounge with original features such as ornate cornicing, centre rose, gas fireplace and a useful box room off it that acts as an ideal home office or guest room. There is a breakfasting kitchen fitted with a range of floor and wall mounted units, gas cooker, white goods which are included in the sale, a large pantry cupboard offering plenty of storage space and a dining area making it perfect for hosting friends and family. There are two well proportioned double beds. A fully tiled shower room with an electric walk in shower and two-piece suite. Gas central heating and double glazing throughout for maximum efficiency, well kept communal garden to the rear and residents on-street parking.*No warranties given for systems or appliances*

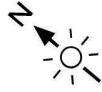
Newington is a highly sought after residential neighborhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's 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

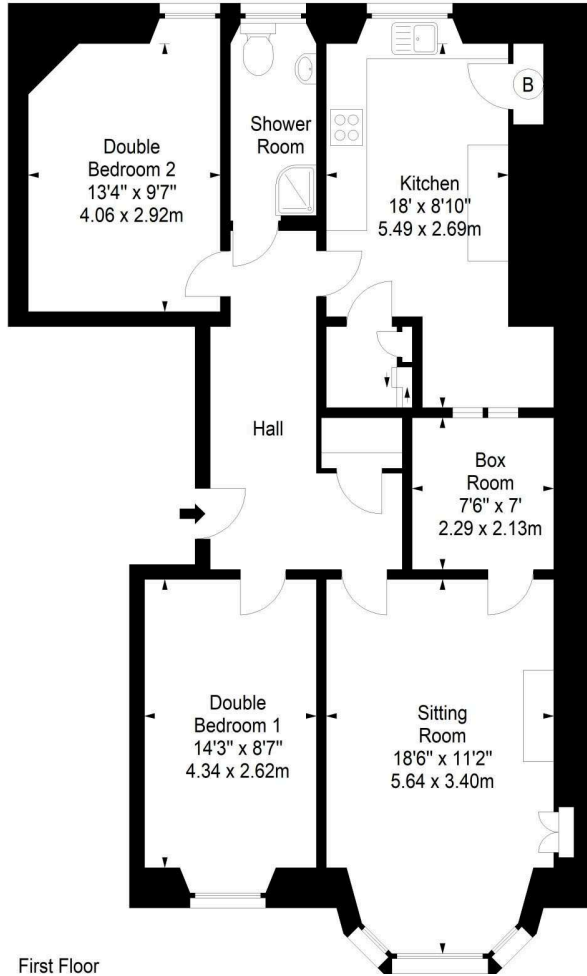




Dalkeith Road,
Edinburgh,
Midlothian, EH16 5DS



Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents