










Offers Over

£280,000

34B Upper Gray Street

Newington | Edinburgh | EH9 1SW

A tremendous opportunity has arisen to acquire this charming and rarely available main door two bedroom flat quietly positioned within the enviable and sought-after Newington district of the city. Ideally located for first-class amenities and transport links, this property will undoubtedly appeal to professionals, investors and those looking to downsize.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  Allocated parking space
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the accommodation briefly comprises; welcoming entrance vestibule with cloak area, hallway, light and spacious lounge with a separate study area and sizable storage cupboard, fully-fitted kitchen/diner with a range of integrated white goods, large pantry cupboard, tiling in splash areas and under-unit lighting, generous double bedroom with two integrated double wardrobes and space for freestanding furniture, second double bedroom with an integrated wardrobe and room for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from an electric heating system and a mixture of single and double glazing throughout. This development of around 30 flats in the grounds of an old coachworks was completed by Applecross in 1999. While the property is in "move in" condition, in the longer term some internal areas may need a bit of modernization.

The development is managed by James Gibb for a fee of approx. £200 per quarter which includes building insurance.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood and freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-maintained communal grounds including a shared garden and bicycle store. For the car owner, there is an allocated parking space for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

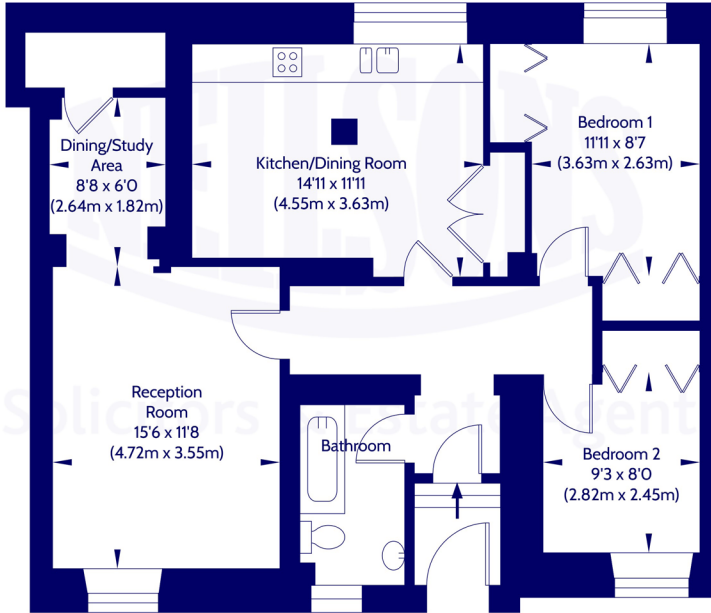
Upper Gray Street is located in the enviable Newington district of the city, served by an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as a number of other retail shops within a short car drive or bus journey away at Straiton and Fort Kinnaird Retail Parks. The property is well positioned for access to Edinburgh University, Queens Hall and National Library with recreational facilities on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, both within easy reach. A range of bus services run along both Minto Street and Dalkeith Road providing quick and easy access in to the City Centre and many surrounding areas. 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 Queensferry Crossing, Edinburgh International Airport and the central motorway network.

Approx. Internal Area 83.84 Sq M / 902 Sq Ft.

Not to scale. For identification only.

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Ground Floor



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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