

COULTERS[©]

5 (1F1) LORD RUSSELL PLACE

NEWINGTON, EDINBURGH, EH9 1NQ

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the Southside conservation area, this B-Listed corner flat occupies a superb location just a stone's throw from the University of Edinburgh George Square campus and right by the beautiful green space of the Meadows. Positioned on the first floor of a traditional sandstone tenement, the property boasts four bedrooms, a spacious living room, kitchen and shower room.

KEY FEATURES



First floor corner apartment



Four bedrooms



Minutes from The Meadows



Permit parking available



Short stroll to The University of Edinburgh campus



Shops, cafes and restaurants on the doorstep



Most recently, the flat has been a successful buy-to-let thanks to its close proximity to the university, but also has the potential to be an excellent home for professionals or modern families. The property is fitted with single glazed sash and case windows and gas central heating. Permit parking and EV charging points are available nearby.

EXTRAS

The property is sold as seen with all curtains, light fittings, floor coverings, appliances and furniture included in the sale price.

THE LOCAL AREA

Newington is a highly sought after residential neighbourhood situated to the south of the city centre. The area is served by excellent amenities including independent shops, bars, restaurants and cafes. Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque Holyrood Park, all within walking distance. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street. The area is also well suited for access to the Royal Infirmary of Edinburgh. There is quick access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing and Edinburgh Airport. There are regular bus services running to and from the city centre. The property sits in the catchment area for Sciennes Primary and James Gillespie's High School.

GET IN TOUCH



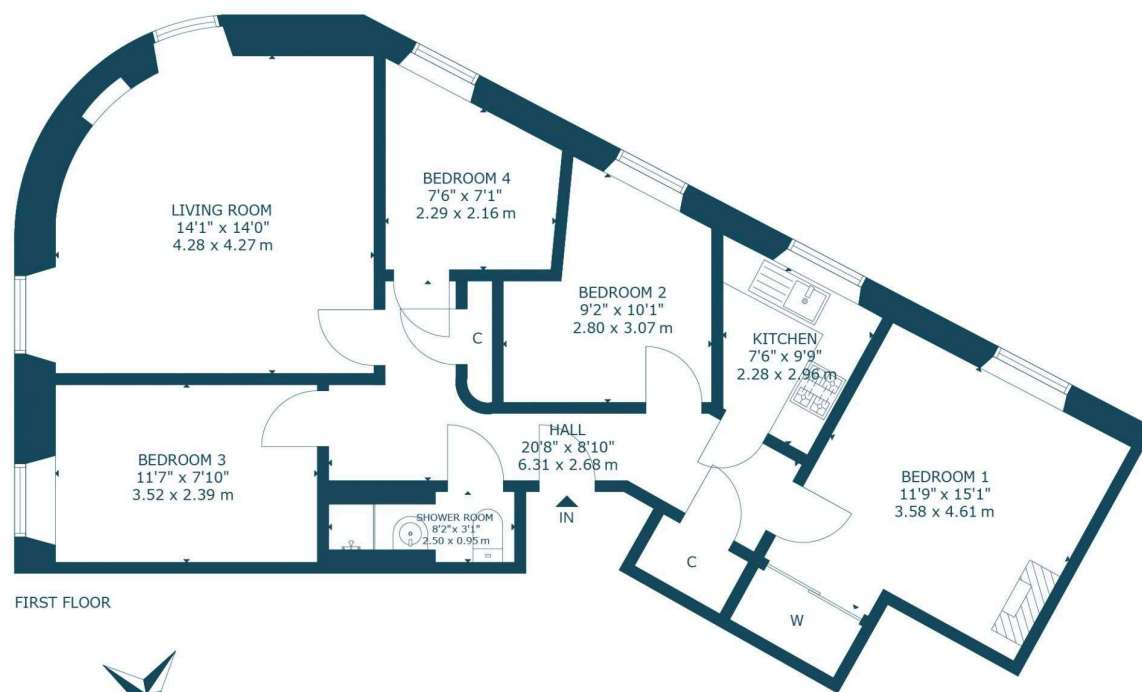
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 855 SQ FT / 79 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.