

COULTERS[©]

3F1, 257 DALKEITH ROAD

NEWINGTON, EDINBURGH, EH16 5JS

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This exceptional top (3rd) floor flat, forming part of a traditional Victorian stone tenement building, has been lovingly upgraded throughout by the current owners. Elegantly embracing fine period features (including decorative cornice work, high ceilings, press cupboards and gorgeous fireplaces), combining them with stylish, modern décor this wonderful flat creates a truly beautiful home. The bay windowed sitting room enjoys an open outlook to the front of the property with a fine stone mantle (cast iron insert) forming a delightful focal point in the room.

KEY FEATURES



Immaculately presented third floor flat.



Three beautiful bedrooms.



Shared garden to the rear, mainly laid to lawn.



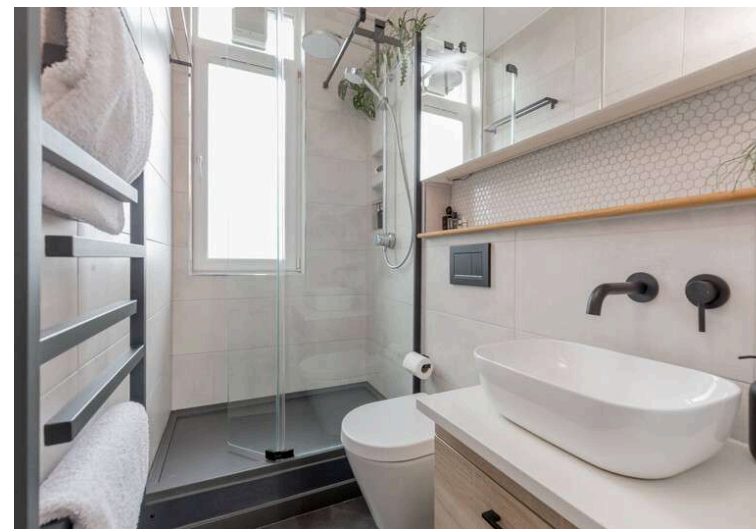
Unrestricted parking on the surrounding streets.



Located in the popular area of Newington.

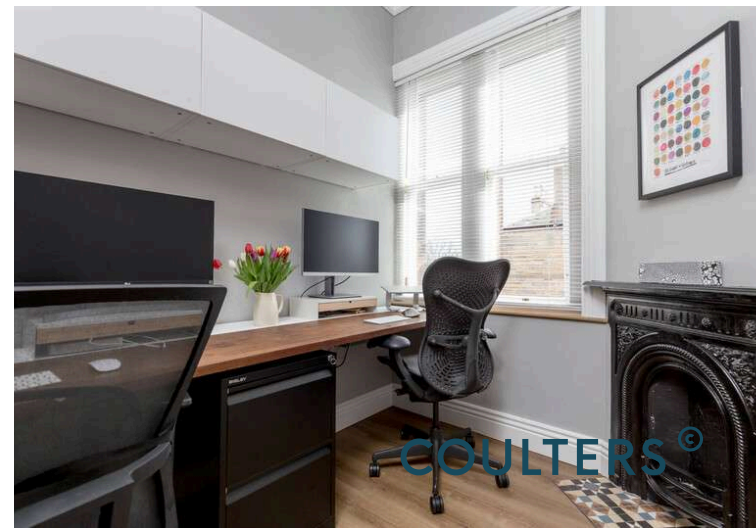


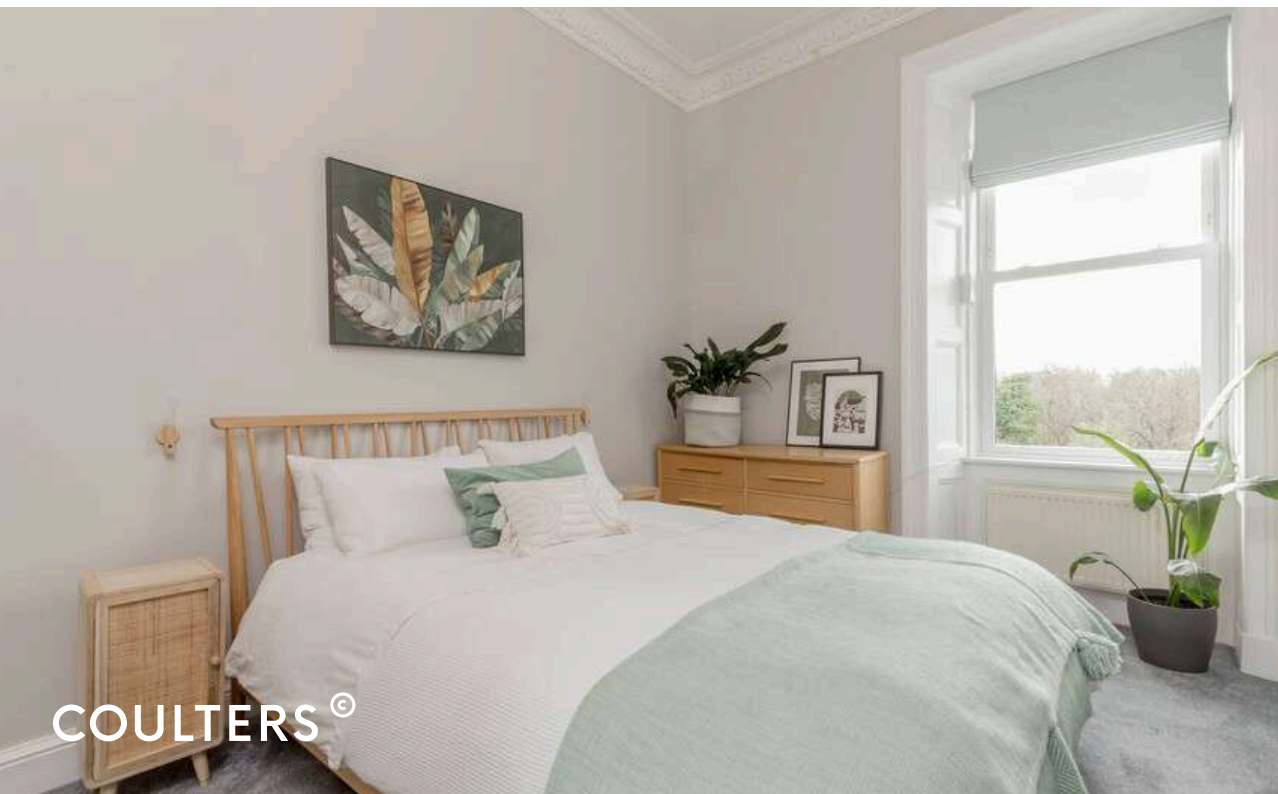
Excellent local amenities nearby.



The sleek dining kitchen boasts contemporary cabinetry with composite worktops and a superb, striking herringbone splashback. The integrated appliances comprise; Neff induction hob, Bosch oven & dishwasher, Zanussi Fridge/Freezer and washing machine. A discrete cupboard houses the boiler and there is a charming window seat from which to enjoy the outlook to the rear of the property. There are three extremely attractive bedrooms (two doubles, one single – currently used as a study), all of which have the original mantlepieces. The sophisticated shower room has a walk-in wet area with a fantastic rainfall shower. There is a WC and wash hand basin, in addition to mirrored wall cabinets with effective concealed lighting both above and below. Storage is available in the form of fitted wardrobes in the double bedrooms, hall cupboards and a very handy larder in the kitchen.

To the rear of the building is a shared garden, mainly laid to lawn. Unrestricted parking is available on the surrounding streets.





THE LOCAL AREA

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.

EXTRAS

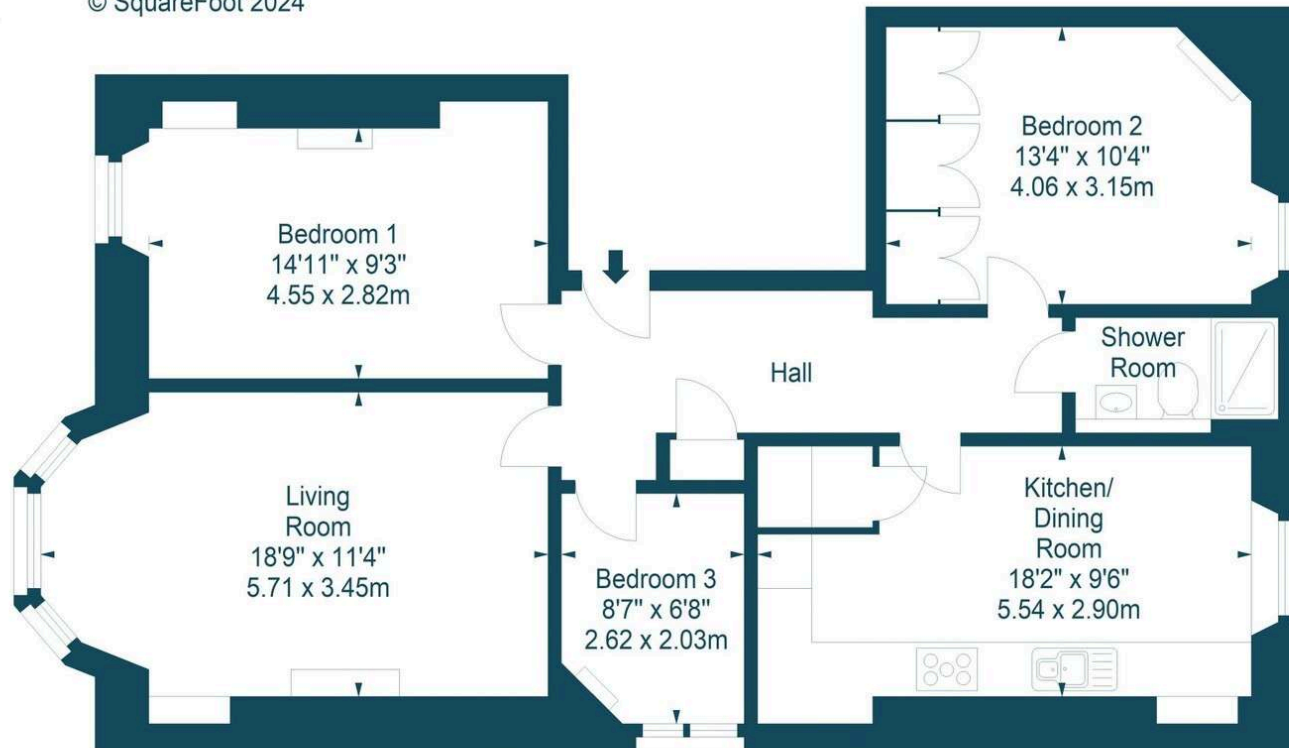
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



Dalkeith Road,
Edinburgh,
Midlothian, EH16 5JS



Approx. Gross Internal Area
915 Sq Ft - 85.00 Sq M
For identification only. Not to scale.
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Third Floor

GET IN TOUCH

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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.