



24/3 East Parkside
Newington, Edinburgh, EH16 5XN



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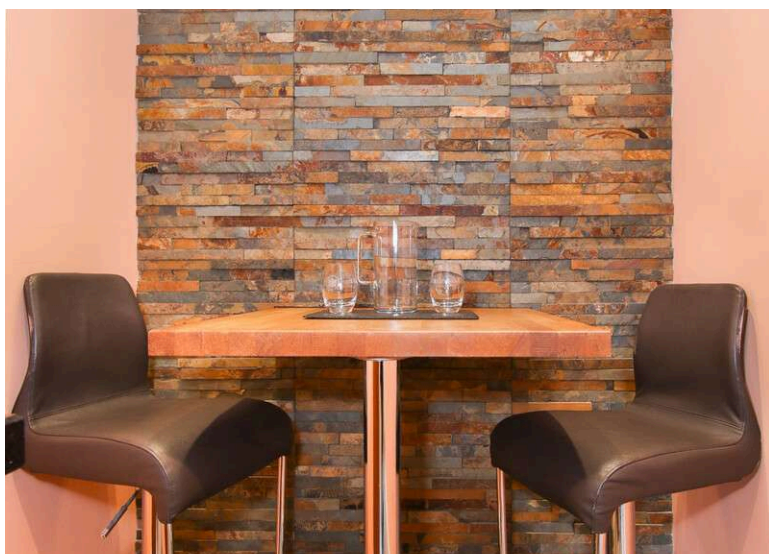


24/3

East Parkside

Easily manageable Elevated Ground Floor Flat forming part of this modern yet mature cul-de-sac development with views to Arthur's Seat & the Salisbury Crags

- Reception hall
- Lounge
- Fitted kitchen
- Double bedroom with built-in wardrobes
- Showerroom
- Gas central heating
- Double Glazing
- Private residents' car parking
- Views to Arthur's Seat & the Salisbury Crags



Home Report: £220,000

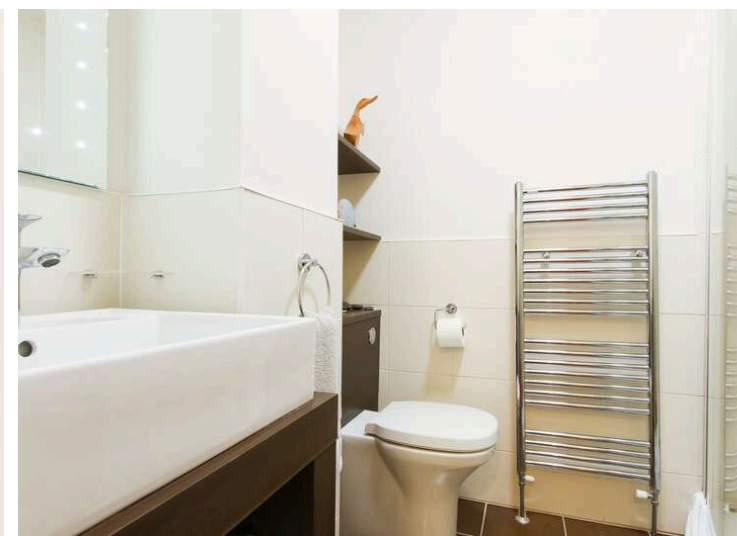
EPC Rating: C

The flat is entered off a well kept common stairway with secure entry and has recently been re-decorated with new carpets fitted throughout. It comprises reception hall, lounge with fitted kitchen/breakfast room off, double bedroom with built-in wardrobes and shower room. It has gas central heating and double glazing and enjoys a leafy outlook and fine open views.

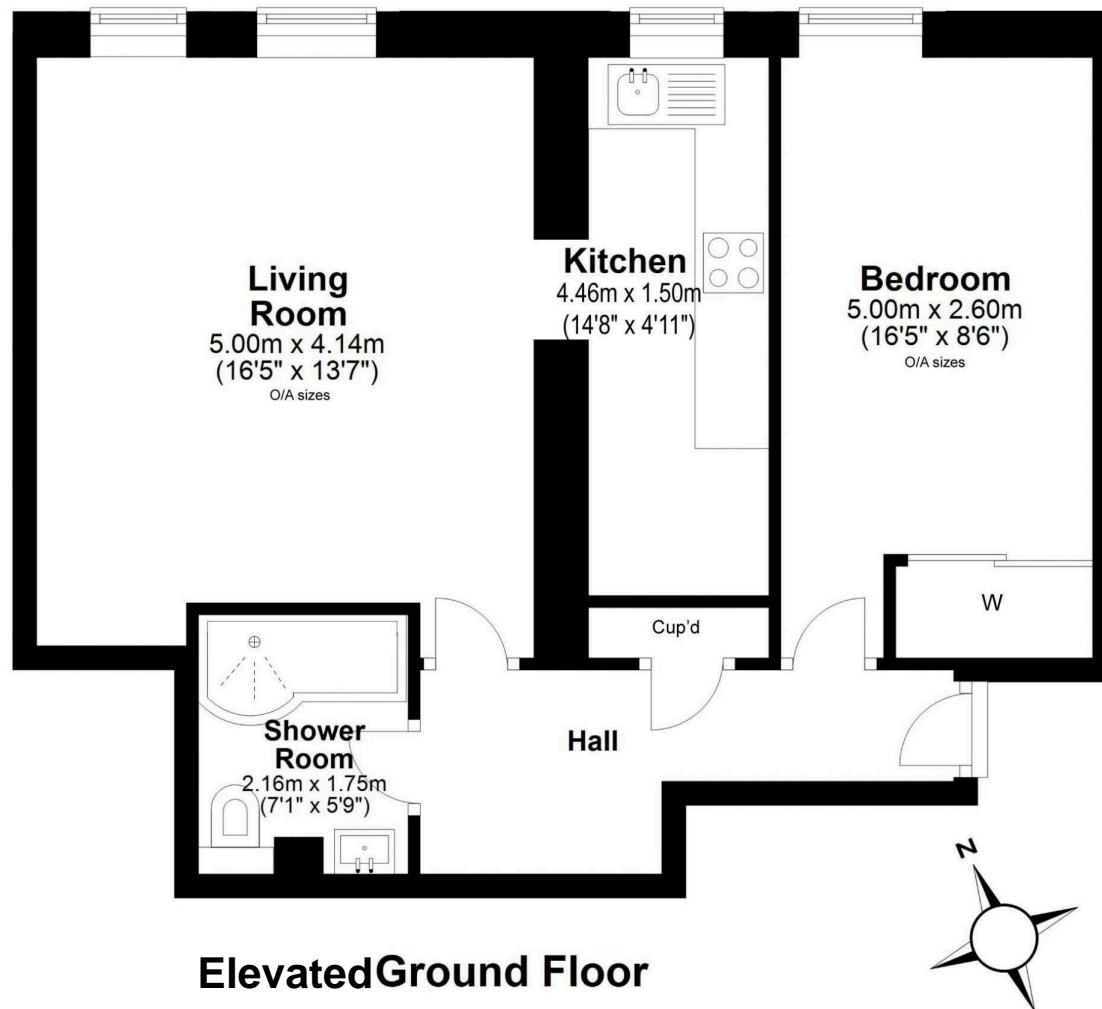
The development is set within well maintained areas of landscaped communal garden ground and there is also the added benefit of private residents car parking.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras: to include all fitted carpets and fitted floor coverings, lights, blinds, hob, oven, washer/dryer, fridge & bar stools. Other items can be included by separate negotiation.



Located on the south side, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. There are excellent public transport links, and Waverley Train Station is within easy reach.



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