



156 (2F2) Dalkeith Road
Newington, Edinburgh, EH16 5DX





156 (2F2)

Dalkeith Road

Bright and well proportioned three bedroom, second floor flat with pleasant outlooks situated in the popular Newington area.

- Bright, welcoming hallway
- Generous lounge with feature fireplace, cornicing and ceiling rose
- Well-appointed modern dining kitchen with walk in pantry cupboard
- Two double bedrooms
- Single bedroom
- Family bathroom
- Shared rear gardens
- Gas central heating
- Refurbished sash and case windows with draught proofing and partial double glazing
- Permit parking



Offers Over: £275,000

Home Report: £285,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

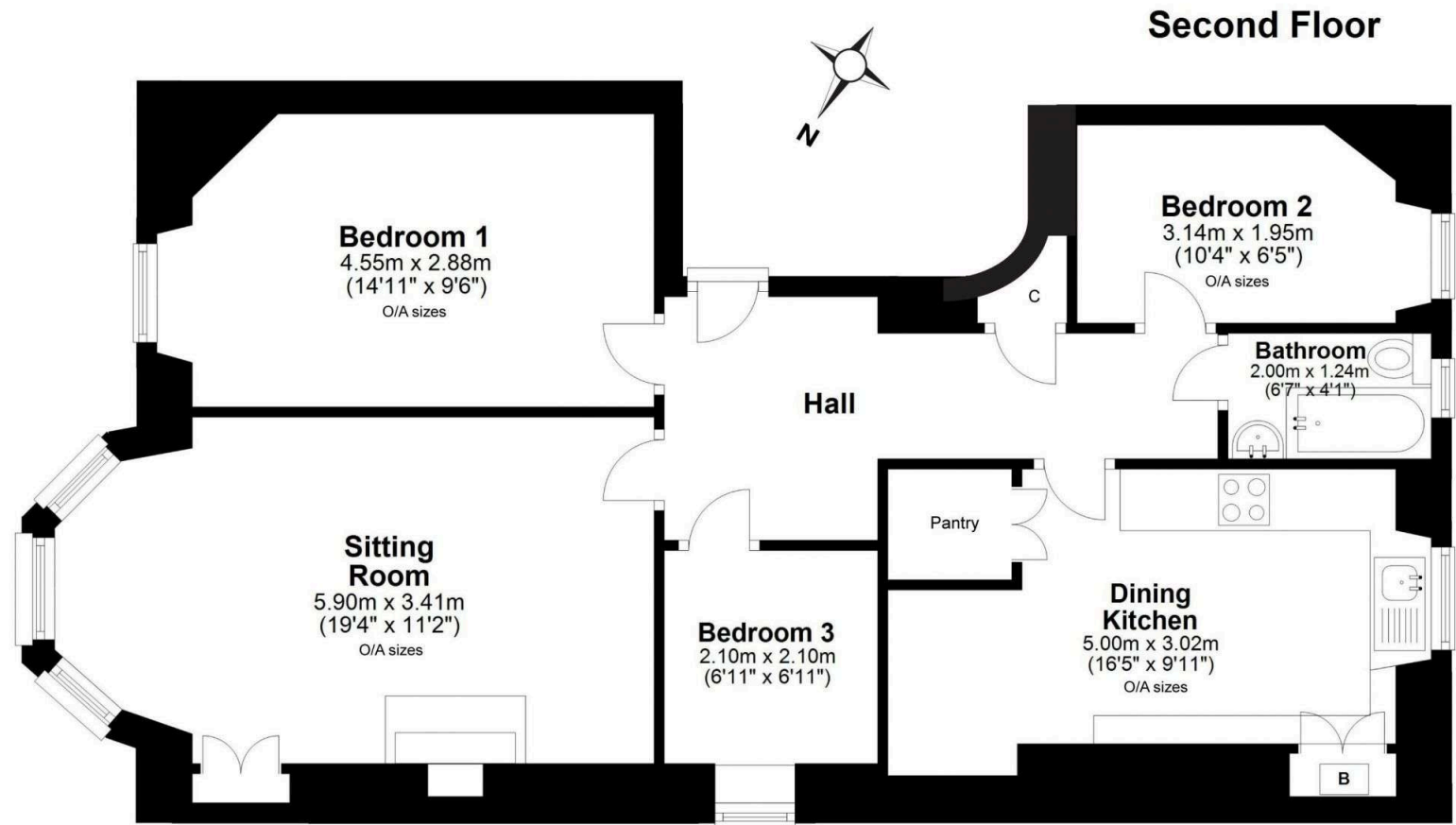
156 (2F2) Dalkeith Road is accessed from a communal stair with secure entry. The property opens into a welcoming hallway with useful storage cupboard. There is a bright bay windowed lounge boasting feature fireplace, cornicing and ceiling rose. To the rear of the property, there is a generously proportioned modern dining kitchen with walk-in pantry cupboard. There are two double bedrooms and a single bedroom together with a family bathroom.

The property benefits from gas central heating, refurbished sash and case windows with draught proofing and partial double glazing. There is also a well tended shared rear garden. Permit parking is available in the area.

Extras: all light fixtures, cooker and hob, washing machine and dishwasher are included in the sale.



Located on the south side of the capital, 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. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. The property is well situated for accessing outdoor space at Arthur's Seat, Holyrood Park and the Meadows, and the sports facilities at nearby Royal Commonwealth Pool are just a short walk away. Newington is within the catchment area for well regarded schools and is served by comprehensive public transport links travelling across the city, day and night.



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