









Fixed Price

£250,000

212/5 Causewayside

Newington | Edinburgh | EH9 1PN

This well-proportioned duplex apartment enjoys an enviable location in the popular area of Newington close to excellent amenities, the City Centre, and the University district. In true move in condition, the property will particularly appeal to first time buyers and professionals, and viewing is recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  EPC rating – C
-  Council tax band - C



Description

The accommodation is laid out over two levels with downstairs briefly comprising of a welcoming hallway with entryphone system, bright lounge/dining room with storage, and a modern kitchen with a range of sleek white units with co-ordinated worktops and subway tiling.

Carpeted stairs lead you to the next level where there are two double bedrooms, the principal having a built in wardrobe, and a stylish, fully tiled bathroom with a shower over the bath. There is also an attic which is accessed via a Ramsay ladder and is floored with a velux window and power.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, washing machine, dishwasher and under counter fridge and freezer.

Parking

There is unallocated residents permit parking along with permit and metered parking on the surrounding streets.

Factoring

The property is factored by Northwood Edinburgh at a cost of approximately £101 per month and this includes the upkeep of communal areas and buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





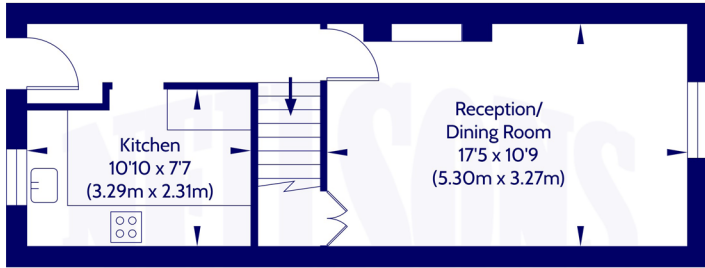
Location

Causewayside 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 into 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. Gross Internal Floor Area 63.35 Sq M / 682 Sq Ft.



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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