

COULTERS[©]

2/5 ROXBURGH STREET

NEWINGTON, EDINBURGH, EH8 9TA

 3BED  1BATH  1PUBLIC



TAKE A LOOK INSIDE

This is a rare opportunity to purchase on Roxburgh Street, an attractive cobbled street with a quiet, yet wonderfully central setting. Situated on the top floor, this B-Listed flat benefits from outstanding views over the city skyline, the Salisbury Crags and as far as North Berwick.

The sitting/dining room is positioned on the corner of the building making it a bright room with a pleasant dual aspect. It is large space which retains period features that include cornicing, twelve pane sash and case windows and feature fire with tiled hearth. The fitted kitchen with integrated oven and hob is filled with natural light thanks to the skylight above. All three of the bedrooms are generous double rooms. A shower room off the hall completes the accommodation.

Most recently operated as a very successful HMO rental, the property would make an excellent investment or full time city home.

KEY FEATURES



Top floor flat with panoramic city views



Attractive tenement on quiet street



Close to The University of Edinburgh



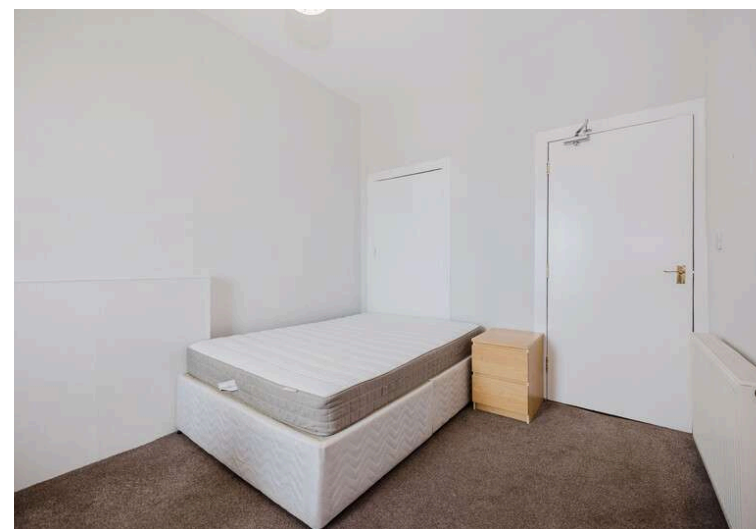
Three double bedrooms



Permit parking available



Waverley Station just a short walk away



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

There is a secure door entry system and on street permit parking.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, white goods and integrated appliances are included in the sale price. Other items may be available via separate negotiation.



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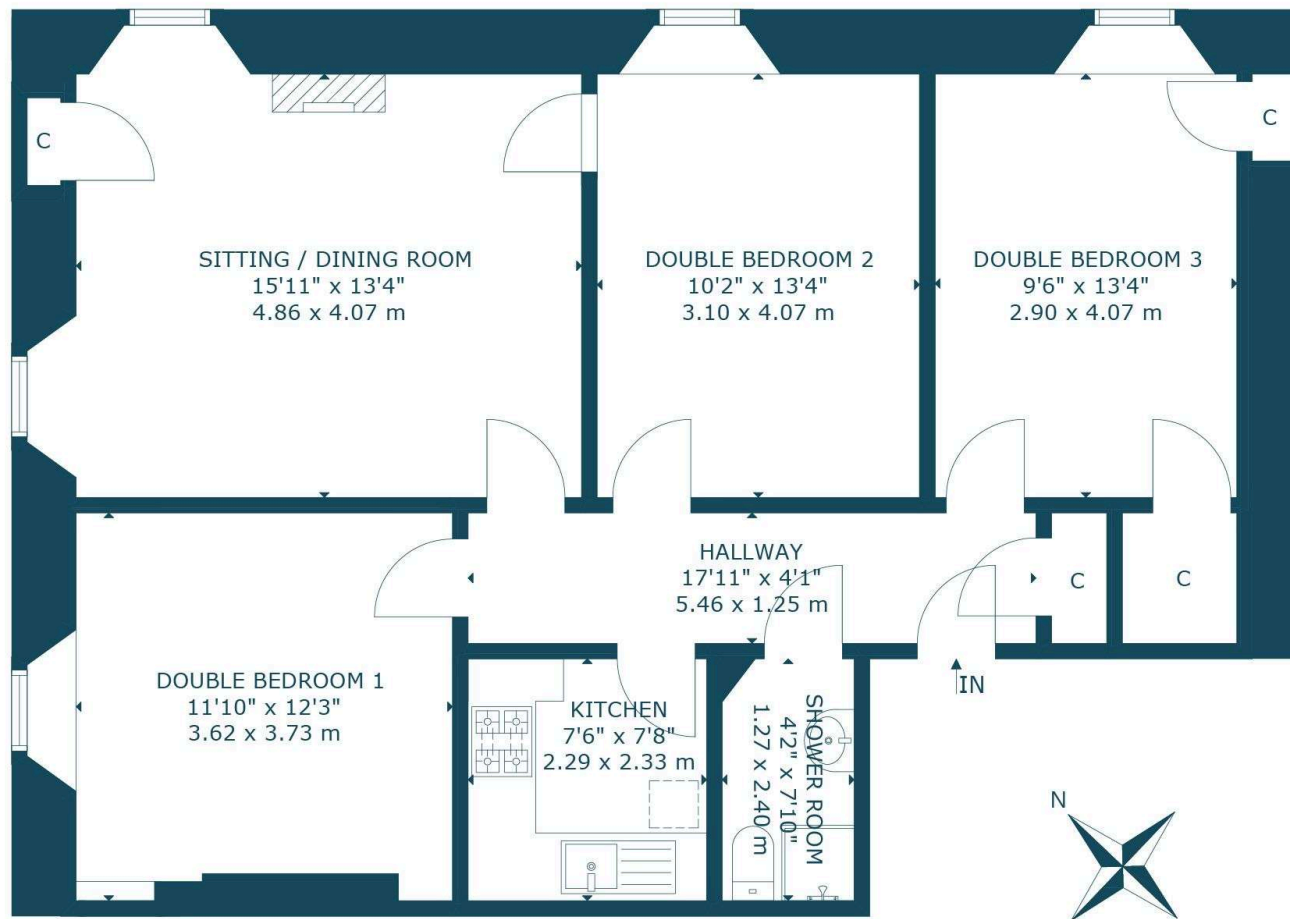
THE LOCAL AREA

Newington is a highly sought after residential area situated to the south of the city centre. It has gorgeous Victorian architecture offering a vibrant and diverse neighbourhood which has a unique blend of historic charm and lively atmosphere. The location is excellent for those attending or teaching at The University of Edinburgh with the main university buildings and sports facilities situated within just a five to ten minute walk.

The area's main street, Nicolson Street, has many shops, restaurants, cafes and bars plus both a Lidl and Tesco supermarket amongst others. 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. Prestonfield Golf Club and Priestfield Tennis Club are also just a short stroll away. There are regular bus services connecting Newington to other parts of the city and Waverley Train Station is only a ten minute walk.



COULTERS®



THIRD FLOOR

2/5 ROXBURGH STREET, NEWINGTON, EDINBURGH, EH8 9TA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 897 SQ FT / 83 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.