



GILSON GRAY

LAW • PROPERTY • FINANCE

2/6 PARKSIDE STREET

Newington, Edinburgh, EH8 9RL



This one-bedroom first-floor flat is a bright and spacious residence, which forms part of a stunning listed building from the early nineteenth century. It is finished to high standards throughout, incorporating stylish and sympathetic interior design, as well as a quality kitchen and shower room. Furthermore, the flat has a sought-after setting in Newington, positioned within easy reach of the city centre and a wealth of superb amenities, including restaurants, bars, and cafés. It is also close to regular bus links, and is flanked by two of Edinburgh's most beloved green spaces: The Meadows and the iconic Arthur's Seat.

Extras: integrated kitchen appliances (oven and ceramic hob) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A charming first-floor city flat
- Part of a C-listed Georgian building
- In the South Side conservation area
- Lightly decorated interiors throughout
- Quality fixtures and fittings
- Entrance hall with built-in storage
- Elegant living room with a fireplace
- Modern breakfasting kitchen
- Bright and spacious double bedroom
- Quality three-piece shower room
- Beautiful, mature communal garden
- Controlled permit parking (Zone 7)







"A BEAUTIFUL ONE-BEDROOM FIRST-FLOOR CITY FLAT WITHIN A C-LISTED GEORGIAN BUILDING IN A SOUGHT-AFTER CONSERVATION AREA"





EPC RATING:



COUNCIL TAX BAND:



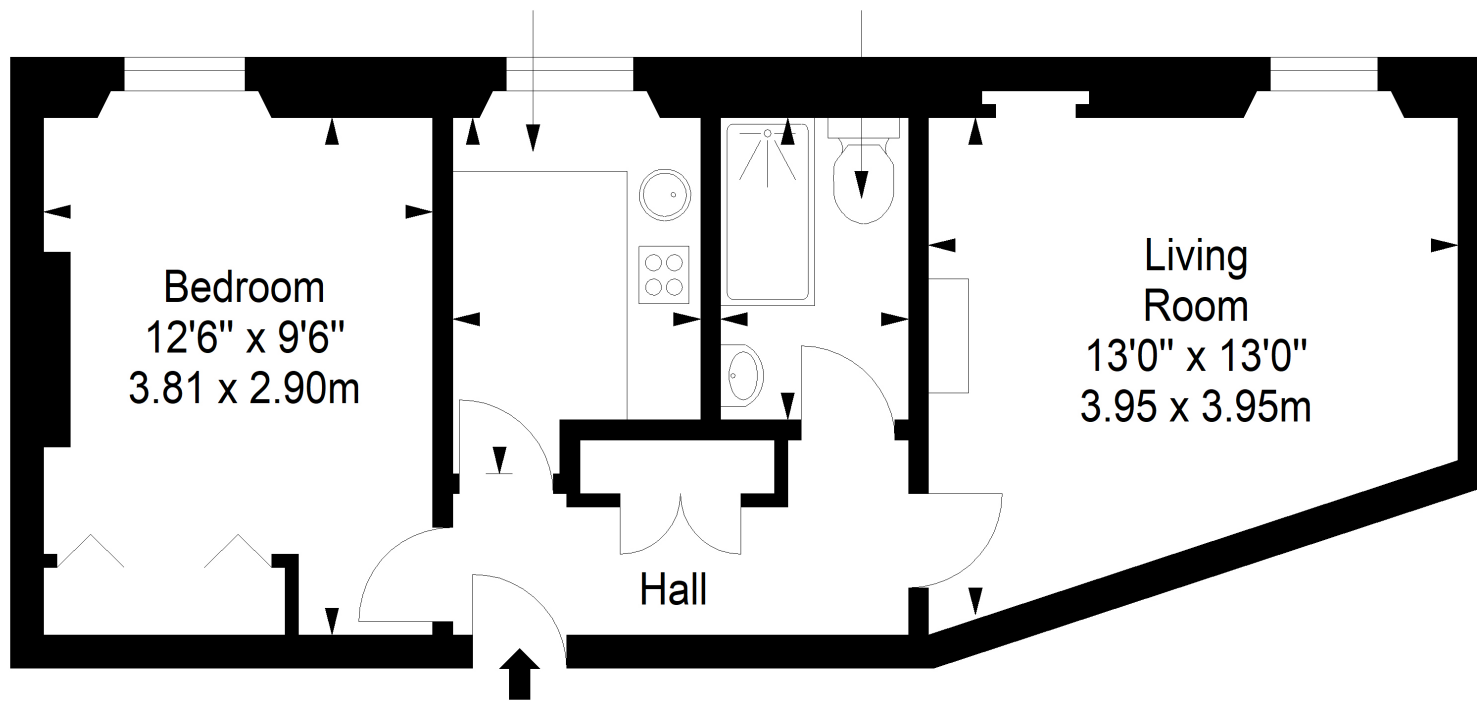
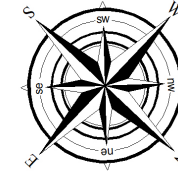
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)

Kitchen
8'10" x 6'0"
2.68 x 1.84m

Shower Room
7'4" x 4'8"
2.23 x 1.42m



Bedroom
12'6" x 9'6"
3.81 x 2.90m

Living Room
13'0" x 13'0"
3.95 x 3.95m

Hall

Total area: approx. 38.9 sq. metres (418.7 sq. feet)



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BORDERS

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