



GILSON GRAY

LAW • PROPERTY • FINANCE

1 DUNCAN STREET

Newington, Edinburgh, EH9 1SZ



Welcome to a charming main-door ground-floor flat, which forms part of a classical B-listed Georgian terrace building (circa 1825). This one-bedroom home provides buyers with an attractive blank canvas throughout, enjoying wooden floorboards and decorative cornice work. It further boasts a private garden and access to controlled parking – an essential feature for city flats. Furthermore, the home has a sought-after location in Newington, set just a short walk from a fantastic array of amenities, including shops, bars, cafés and restaurants, as well as the Royal Commonwealth Pool, The Meadows, and Arthur’s Seat. It also provides an easy commute into the heart of the city centre. Extras: an integrated oven, ceramic hob, concealed extractor hood, dishwasher, washing machine, and fridge/freezer 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

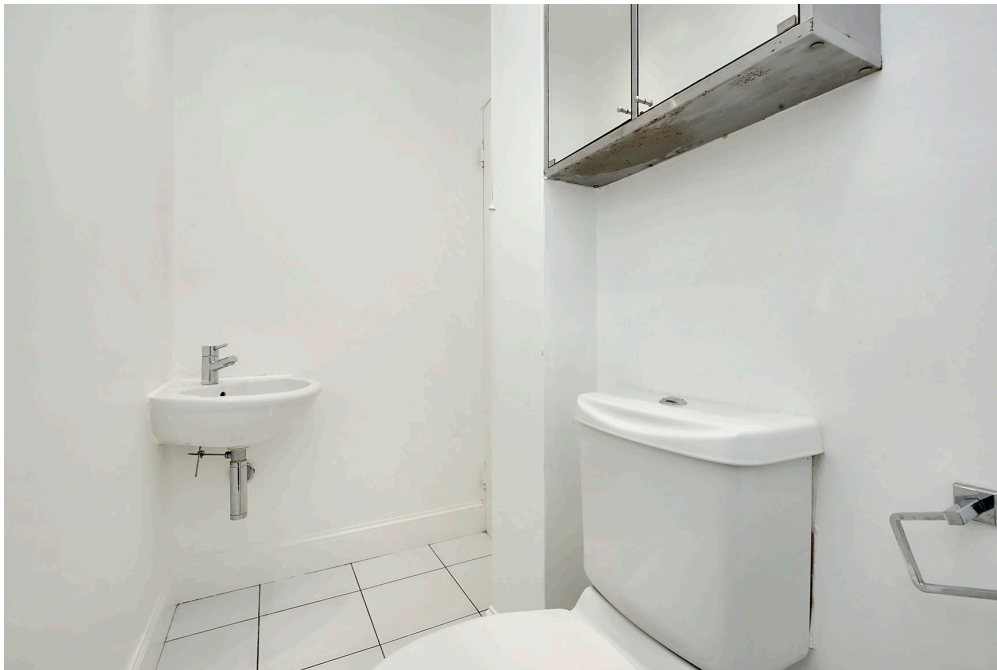
- A beautiful ground-floor city flat
- Part of a Georgian listed building
- In the Blasket conservation area
- Well-retained period features
- Neutral decoration throughout
- Private main-door entrance
- Entrance hall with traditional floor tiles
- Southeast-facing living/dining room
- Fitted kitchen that is well appointed
- Double bedroom, plus a fitted cabin bed
- Bathroom with corner bath and overhead shower
- Private front garden with a lawn
- Controlled permit parking (Zone 7)







"A TRADITIONAL MAIN-
DOOR GROUND-FLOOR FLAT
SET WITHIN A HANDSOME B-
LISTED GEORGIAN BUILDING
IN MUCH SOUGHT-AFTER
NEWINGTON"





EPC RATING:



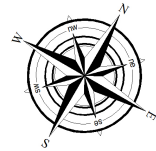
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

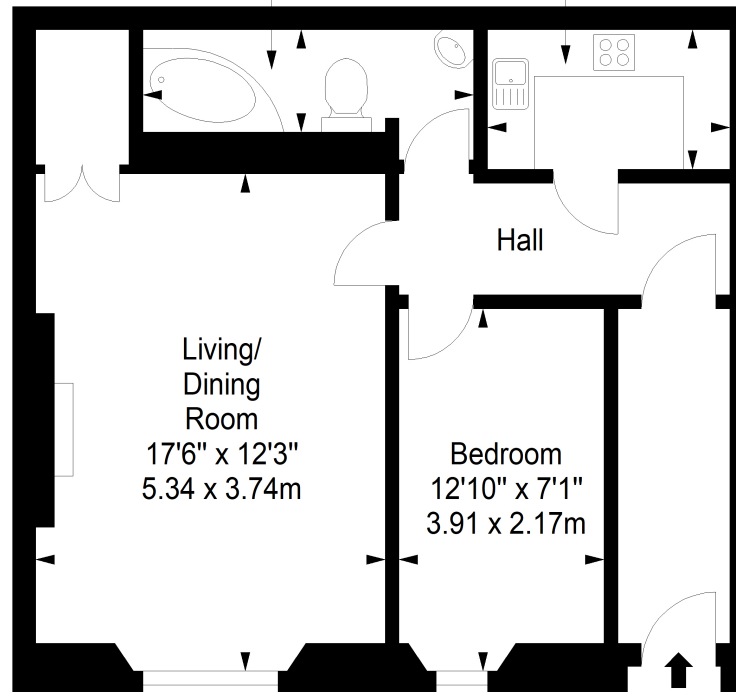
Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



Bathroom
11'7" x 3'6"
3.54 x 1.07m

Kitchen
8'7" x 4'11"
2.62 x 1.50m



Living/
Dining
Room
17'6" x 12'3"
5.34 x 3.74m

Bedroom
12'10" x 7'1"
3.91 x 2.17m

Hall

Total area: approx. 50.4 sq. metres (542.5 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.