

COULTERS[©]

NO.86, BLACKET TOWNHOUSES

DALKEITH ROAD, NEWINGTON, EDINBURGH, EH16 5AF

 4 BED  5 BATH  2 PUBLIC



TAKE A LOOK INSIDE

No. 86, Blacket Townhouses forms part of a high end development of two semi-detached townhouses finished to an exacting standard in a sought after location in the Blacket Conservation area within the district of Newington. The contemporary and flexible accommodation is arranged over three floors and includes:

Ground floor: reception hall, impressive open plan kitchen/dining/family room, shower room, versatile sitting room/study/bedroom.

First floor: large bedroom to rear with dressing area and en suite bathroom, further double bedroom or sitting room to the front, en suite shower room, utility area with plumbing for washing machine.

Second floor: Master bedroom suite with dressing area and en suite bathroom. Further double bedroom to front with en suite shower room.

KEY FEATURES



Stunning 4/5 bedroom semi-detached house



Contemporary and high specification throughout



Large enclosed rear garden



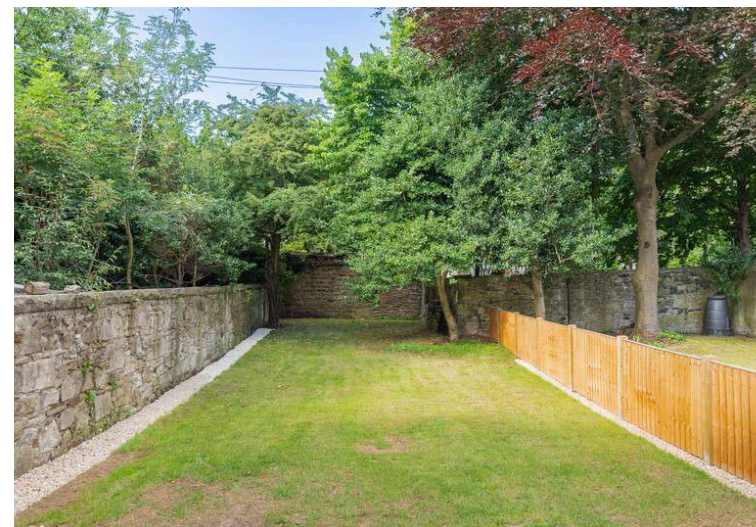
Flexible accommodation over three floors



Attractive views towards Arthur's Seat



Off-street parking with additional parking via permit application



Outside

There is a large enclosed south-west facing garden to the rear laid to lawn with a variety of mature trees on the southern border. Spacious paved off-street parking to the front with provision for an EV charging point and side access to the rear of the property. Further benefit of additional parking via permit application.





KEY FEATURES

- Energy Efficient with an EPC rating of A
- Underfloor wet heating system on the ground floor and radiators on the upper floors controlled by a hive system.
- Roof mounted 3.4 kwh Solar PV system
- High efficiency double glazing throughout
- Quality fixtures and fittings
- External electric socket for EV charging point

Fixtures and Fittings

All white goods, light fittings and fitted carpets are included in the sale. Furniture may be available by separate negotiation.

Photos

Please note some of the photos are from the neighbouring property, No.84, for illustrative purposes.







THE LOCAL AREA

Newington is an ideal location for families, professionals, downsizers and students alike, with nearby schooling of a high accolade, a variation of local amenities & eateries. Fantastic recreational opportunities include The Royal Commonwealth pool and gym a short walk away, The Meadows with its tennis courts and cycle tracks, and the wonderful open spaces of Holyrood Park and Arthur's Seat. 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.



Dalkeith Road falls within the catchment area for, St Peters RC Primary School, Preston Street Primary School, St Thomas of Aquins RC High School and James Gillespie's High School. There are also various private schooling options including George Heriots, George Watsons and Merchiston. The University of Edinburgh is just a short walk away.

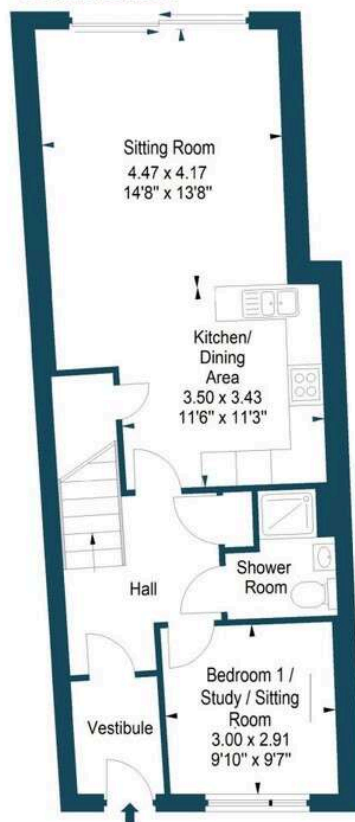
86 Dalkeith Road,
Edinburgh, EH16 5AF



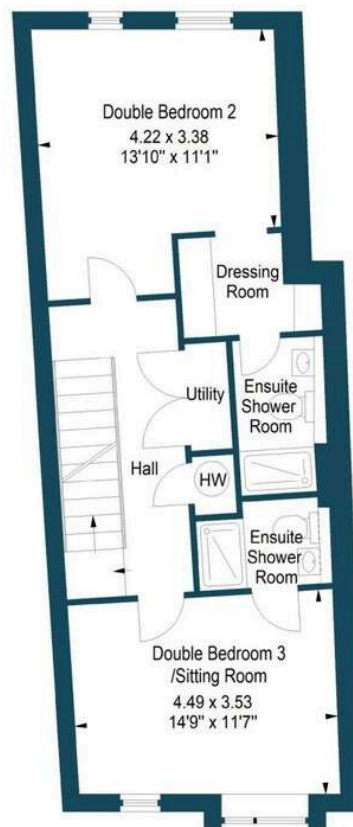
Gross internal area (approx)

177.36 sq.m (1909 sq.ft)

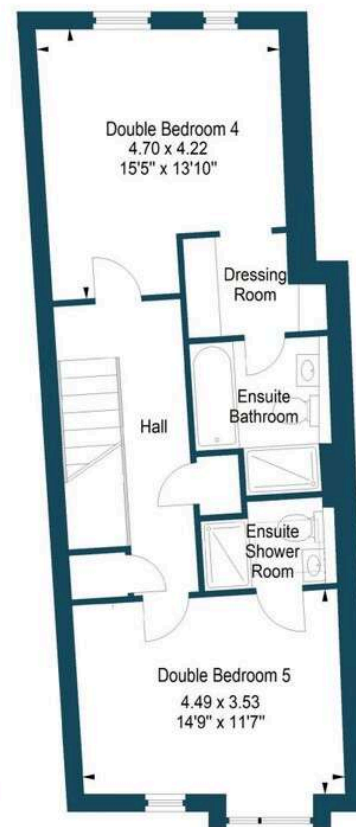
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Ground Floor



First Floor



Second Floor

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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.