



COULTERS[©]

102 2F2 BUCCLEUCH STREET

NEWINGTON, EDINBURGH, EH8 9NQ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within a traditional stone-built tenement, this one bedroom flat has a superb location that backs onto The Meadows and forms part of the South Side conservation area. Thanks to its proximity to the University and city centre, the flat has most recently been a successful rental and offers a great opportunity to investors or perhaps first time buyers who are seeking a property that offers scope for improvement.



Situated on the second floor, the accommodation comprises: an entrance hall with built-in cupboard; an open plan kitchen and sitting/dining room with further storage; double bedroom with ample room for additional furniture; and a bathroom with bath and overhead electric shower.

KEY FEATURES



Second floor one bed flat.



Shared rear garden.



Permit parking available.



Situated in the vibrant area of Newington.

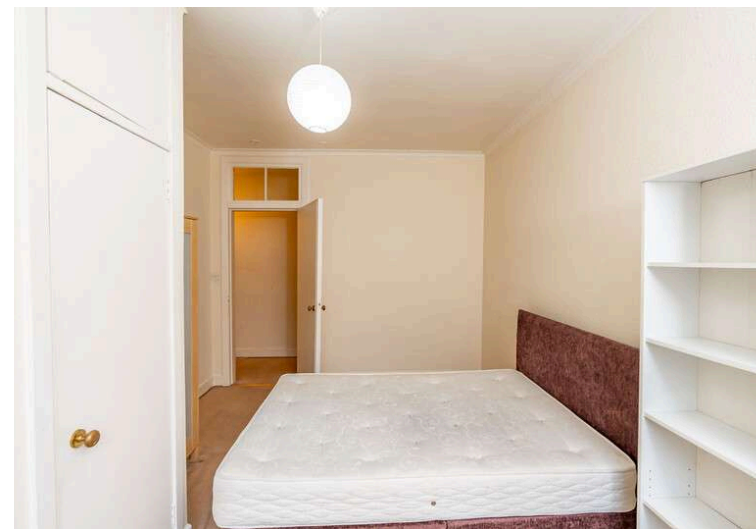


On the doorstep of The Meadows.



Minutes away from The University of Edinburgh.





The windows are of a traditional sash and case, single glazed design and heating and hot water are provided by a gas combi boiler. There is a shared garden to the rear of the property and residents permit holder and metered parking is available on the surrounding streets.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available.



THE LOCAL AREA

Buccleuch Street, just a stone's throw from the University of Edinburgh's main campus, is situated within the popular neighbourhood of Newington which is conveniently positioned just one mile south of Edinburgh's City Centre and is also on the doorstep of the scenic Meadows park. Residents are spoilt for choice with the range of bars and restaurants available and many cultural attractions including Summerhall, a popular multiarts venue; the Queen's Hall, and The Festival Theatre are just minutes away.

Outdoor pursuits are well-catered for with Holyrood Park and iconic Arthur's Seat a short distance away and offering the perfect destinations for leisurely walks and runs with exceptional city views. The Meadows, which is right on the doorstep, is one of the city's best parks and it forms the destination for many sports clubs and also has an active tennis club. Daily shopping is well-catered for with an array of convenience stores and independent artisan retailers and supermarkets available on Nicolson Street and Clerk Street. Regular buses take you swiftly to the City Centre and Waverley Train Station or in the other direction to Kings Buildings and beyond.

GET IN TOUCH



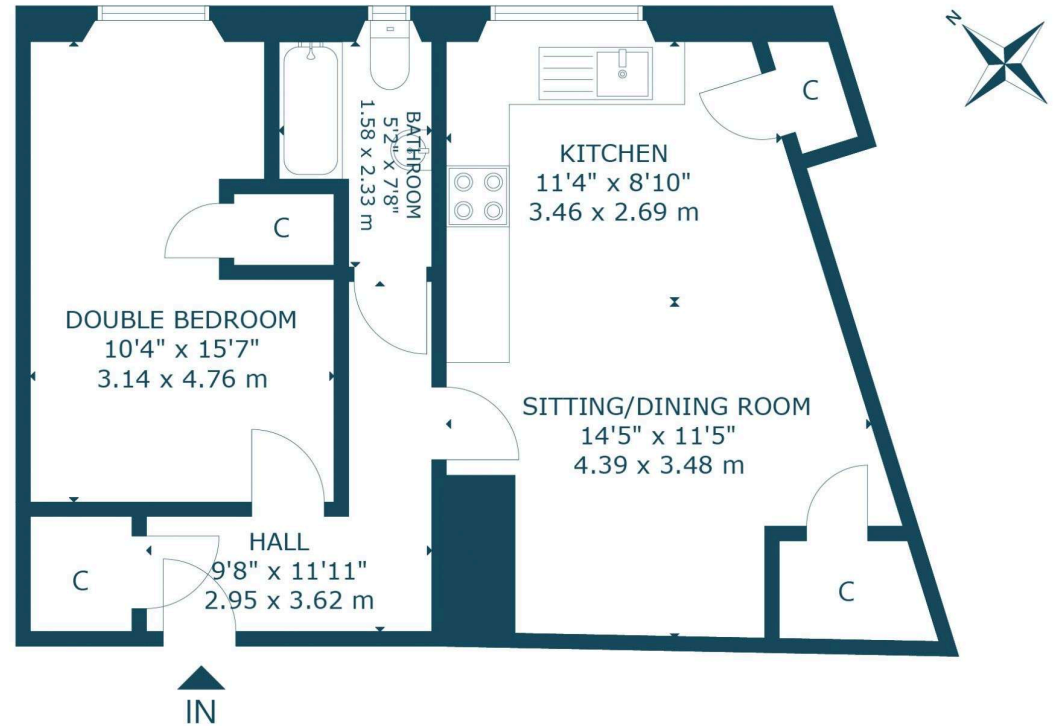
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 584 SQ FT / 54 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.