



26/10 East Parkside
Newington, EDINBURGH, EH16 5XN



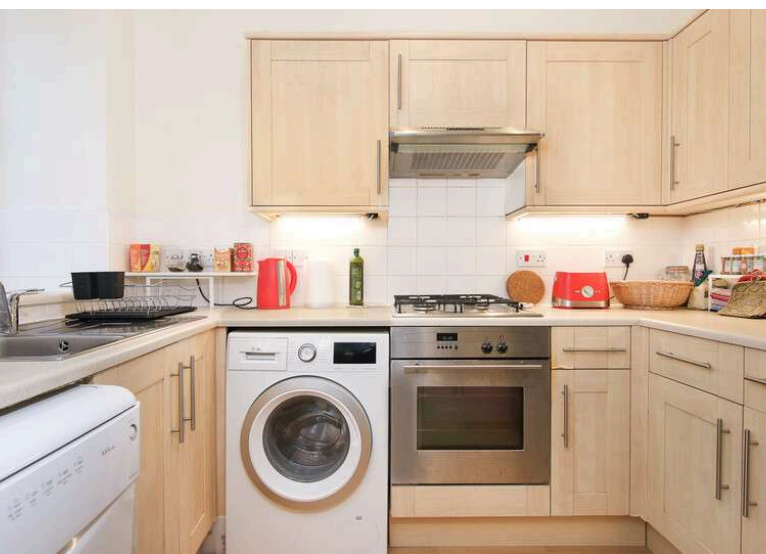


26/10

East Parkside

Appealing 2 bedroom first floor flat forming part of a modern development next to Arthur's Seat and Salisbury Crag

- Bright sitting/dining room
- Fitted kitchen
- 2 double bedrooms with built-in wardrobes
- Shower room
- Superb location next to Arthurs' Seat
- Lift & secure entryphone
- Secure entryphone system
- Communal grounds
- 2 permit spaces in the residents' carpark
- Gas central heating & double glazing



Offers Over : £255,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

With an enviable location next to Arthur's Seat and Salisbury Crags, this delightful 2 bedroom first floor flat forms part of a modern development. Local amenities are within walking distance and there is private residents' parking with two permits allowed per flat. The interior is bright and well proportioned throughout and there is secure entryphone and lift access.

Management

The development is currently factored by James Gibb with the current fee being approximately £90 per month. This covers the cost involved in the maintenance and cleaning of the communal areas and the block buildings insurance.

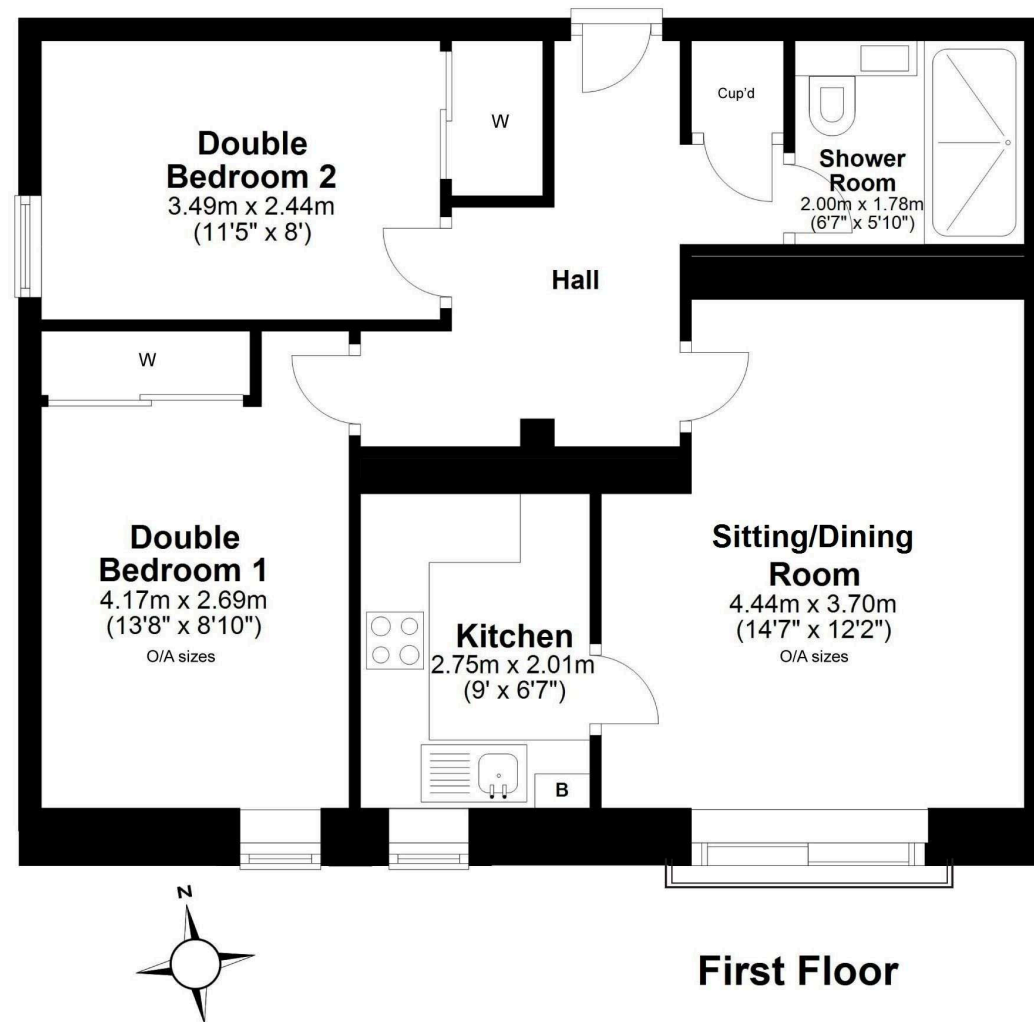
Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.



Location

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sector.



First Floor



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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