



# 32 Dalkeith Road

Newington, EDINBURGH, EH16 5BS



VMH ESTATE AGENTS





## 2 bedroom maindoor flat in the popular southside area of Newington.

- Bay windowed sitting room
- Kitchen
- 2 double bedrooms
- Shower room
- Bright & well proportioned
- Direct access to shared rear garden
- Stripped & varnished floors
- Excellent location close to amenities
- Permit holder parking
- Gas central heating & double glazing



**Offers Over: £260.000**

**EPC Rating: E**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**



# About the Property

Situated in the popular southside area of Newington this two bedroom main door flat offers a bright and spacious home. Internally the property is well presented throughout and provides direct access to the shared rear garden.

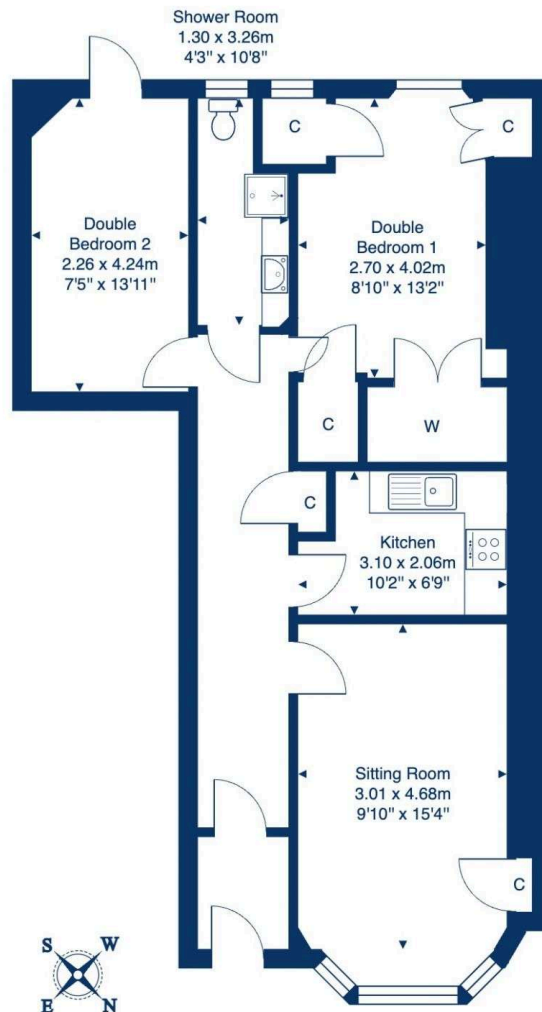
Further benefits include gas central heating & double glazing.

## Extras

To include all fitted floor coverings, curtains, fridge freezer, washing machine and cooker.



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Total Area: 68.4 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## 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 more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. 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. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament is also nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.



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