

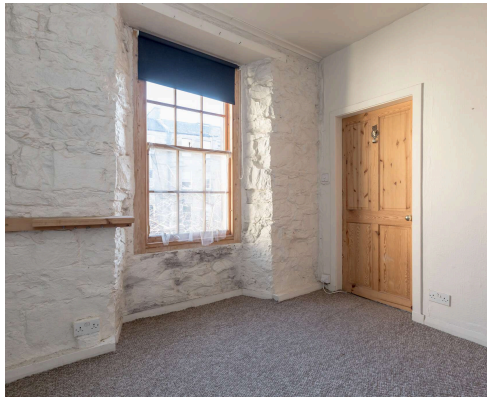
NEWINGTON

47 2F2 CAUSEWAYSIDE
EH9 1QF



EPC RATING: E

OFFERS OVER £175,000



RIPE FOR RENOVATION - TRADITIONAL TWO BED SECOND FLOOR FLAT IN POPULAR NEWINGTON LOCATION

This period property is ready for somebody to put their own stamp on it and turn it into a fabulous home. With great period features and flexible accommodation including sitting/dining room, two double bedrooms, kitchen, shower room and separate wc, it is in a handy location which would suit first time buyers, students, sharers, professionals or a young family. With plenty of supermarkets, coffee shops, bars & restaurants nearby, the Meadows on your doorstep and excellent transport links into the city centre, this is a perfect apartment for somebody who wants a convenient city centre location

Viewing By Appointment 0131 4466850

PROPERTY DESCRIPTION

- L shaped hallway with meter cupboards
- Separate cloakroom with painted brick walls, wc & sink
- Good sized sitting/dining room with exposed painted stone walls, open fireplace & open Edinburgh press
- Kitchen with range of fitted units & appliances
- Master bedroom quietly set to the rear with exposed painted stone wall, open fireplace & open Edinburgh press
- Second double bedroom off the lounge with exposed painted stone wall and fitted wardrobe
- Shower room with large walk in shower & large vanity sink unit
- A wealth of period features including exposed stone walls that have been painted, stripped wooden window surrounds, shutters on some of the windows and stripped wooden doors,
- Electric heating and a mixture of upvc & wooden framed double glazed windows
- Communal rear garden
- Residents' permit parking

AREA

Newington is a very popular area in the south of the city, within easy walking distance or a short bus ride from the city centre. There are a great range of local shops & supermarkets on Causewayside, with a wider range of supermarkets, retail outlets, coffee shops, bars & restaurants available in nearby Newington, Marchmont and Cameron Toll. Edinburgh & Napier Universities are both close by, as well as a wide range of amenities including a library, the Commonwealth Pool & gym and Festival Theatre. The flat is also well placed for lots of walks and open spaces including the Meadows, Holyrood Park, Arthur's Seat and Blackford Hill. In the catchment for well renowned schools including Preston Street & St Peter's RC Primary Schools and James Gillespie's High School. There are regular bus routes both into and out of town and there is easy access out to the city bypass and the

motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, hob, oven, cooker hood, undercounter fridge & washing machine are included in the sale but are not warranted.

HOME REPORT VALUATION

£190,000

Sitting/dining room	13'2 x 9'10 (4.01 x 3.00m)
Kitchen	6'9 x 6'7 (2.06 x 2.01m)
Bedroom 1	12'6 x 11'5 (3.81 x 3.48m)
Bedroom 2	9'7 x 8'2 (2.92 x 2.49m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

