



FLAT 1, 35 MENTONE TERRACE

Newington, Edinburgh, EH9 2DF



1

Public Room



2

Bedrooms



1

Bathroom

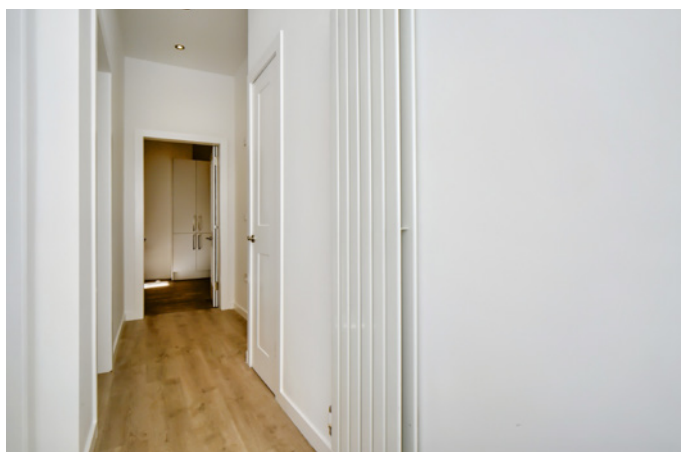


FLAT 1, 35 MENTONE TERRACE

Occupying a peaceful garden-facing position within a handsome traditional tenement, this beautifully presented two-bedroom flat offers a perfect blend of period charm and modern living. A long hallway welcomes you in and opens into a stylish open-plan kitchen/dining/living space, bathed in natural light from French doors leading directly outdoors. The contemporary kitchen features sleek cabinetry, integrated appliances, and elegant subway tiling. Both bedrooms are doubles, each enjoying leafy outlooks and crisp, neutral décor. The contemporary shower room is finished to a high standard with quality fixtures and fittings. Residents benefit from a well-maintained shared garden and on-street parking. Located in ever-popular Newington, the flat enjoys easy access to the city centre, university campuses, and Arthur's Seat. An ideal home or investment in a highly sought-after area.







C

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Stylishly modernised basement flat with garden access
- Contemporary open-plan living/dining/kitchen with French doors
- Sleek, modern kitchen with integrated appliances
- Two bright, well-proportioned double bedrooms
- Elegant shower room with modern fittings
- Beautifully maintained communal garden space
- Gas central heating and double glazing throughout
- Move-in condition with quality flooring and décor
- Superb location in vibrant Newington





Extras: Included in the sale are the integrated kitchen appliances (fridge/freezer, washing machine, oven, hob, extractor hood), fitted floors and window covers, as well as the light fittings. The furniture are available by separate negotiation.

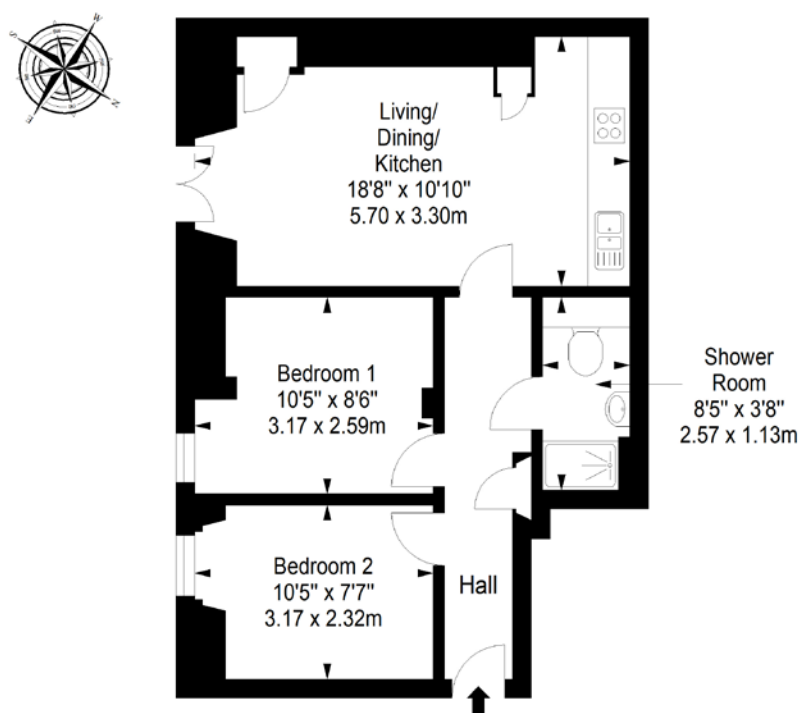


NEWINGTON, EDINBURGH

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

Lower Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 41.5 sq. metres (446.7 sq. feet)

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