

● Beveridge  
● Philp  
& Ross

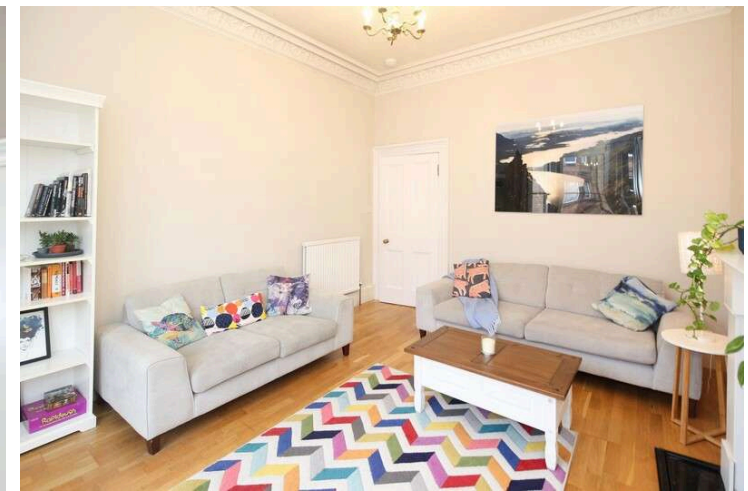
0131 554 6244



Offers Over £270,000

204/4 Dalkeith Road, Newington, Edinburgh EH16 5DT





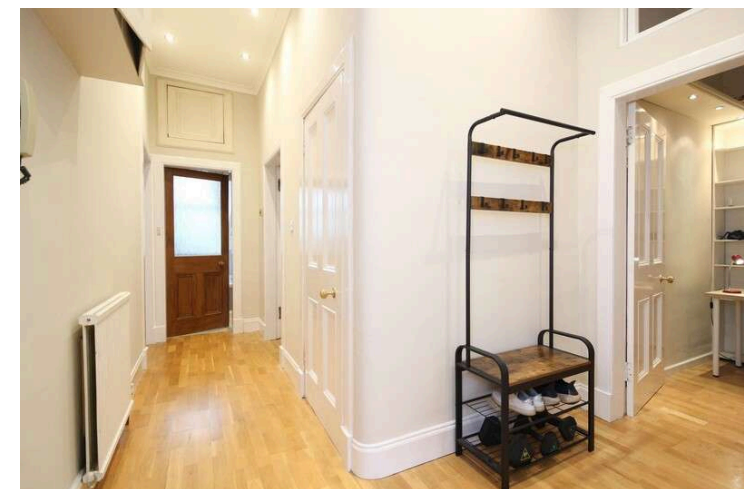
## Superbly Presented Traditional Second Floor Flat Convenient To Excellent Amenities and Transport Links

Fantastic opportunity to acquire a superbly presented traditional second floor flat (c1898) well positioned within the desirable Newington district for access to wide ranging amenities, schools, university departments and transport links.

The extremely light, elegant interior is generous in size and convenient in layout with enhancing features including tall ceilings, cornice work, fireplaces, panelled doors and excellent storage. In brief, the accommodation comprises: entrance hall, impressive bay windowed lounge with feature fireplace providing a welcoming focal point, two double bedrooms, useful boxroom, well fitted dining kitchen with hob/oven and stylish bathroom with shower. Tastefully decorated with attractive fitted floor coverings, the property also benefits from the added comfort of gas central heating and double glazing (ex kitchen). There is a shared garden/drying area to the rear of the building and unrestricted on-street parking closeby. Early viewing is highly recommended.

### ACCOMMODATION (WIDEST POINTS)

Lounge		5.28 m x 3.84 m / 17'4" x 12'7"
Kitchen	Dining Room	5.61 m x 3.48 m / 18'5" x 11'5"
Bedroom 1		4.78 m x 3.45 m / 15'8" x 11'4"
Bedroom 2		3.76 m x 2.36 m / 12'4" x 7'9"
Boxroom		2.18 m x 1.40 m / 7'2" x 4'7"
Bathroom		2.49 m x 1.37 m / 8'2" x 4'6"



## LOCATION

Newington is an ideal base for access to the finest amenities of the city centre and is particularly well located for Edinburgh University and Edinburgh College of Art. A wide range of local convenience shopping is readily available and schools catering for all age groups are easily accessible, the property currently in the catchment area for Preston Street primary and James Gillespie secondary. Recreational facilities in the vicinity include a variety of reputable restaurants, bars, the Festival Theatre, Royal Commonwealth Pool with gym/fitness facilities and access to Holyrood Park/Arthur's Seat for scenic walks/cycling. A frequent and effective public transport service operates nearby to many parts of the city and the city bypass is easily accessible linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**GARDEN** Shared rear garden/drying area

**EXTRAS** All fitted floor coverings and curtains

**EPC RATING** C

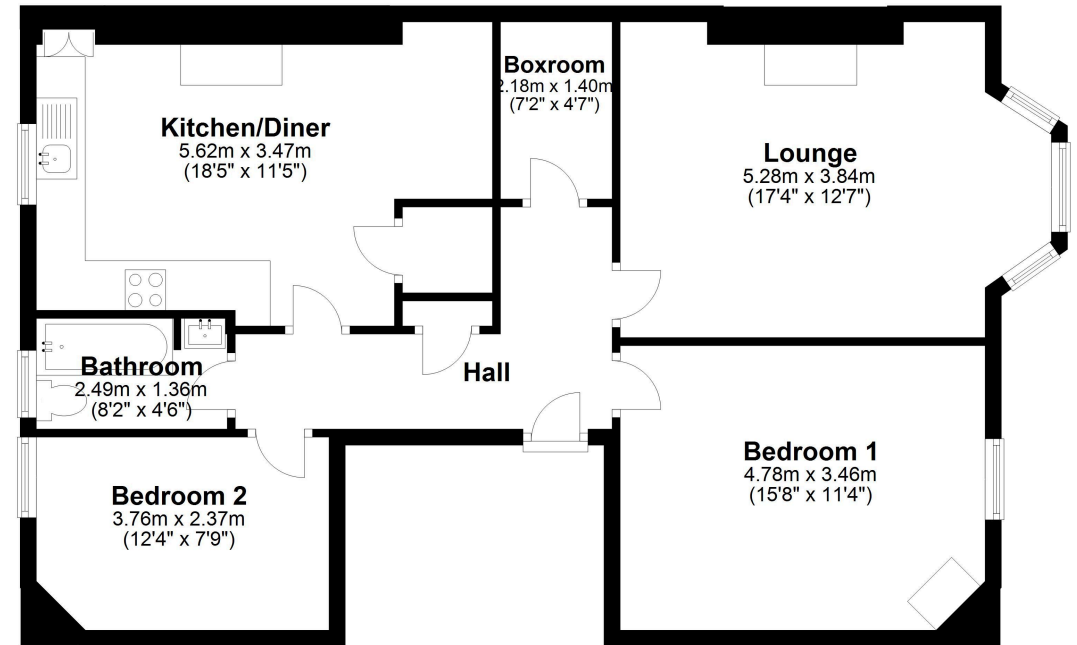
## VIEWING

By appointment, please telephone 0131 554 6244





204 (2f2) Dalkeith Road



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*