



This is a bright top flat with lots of character and offering flexible accommodation and enjoying highly sought after location in fashionable Newington. Shops and buses abound, literally on the doorstep. Needing a little "TLC" but enormous potential.

Hall, Living/Kitchen; 2 Bedrooms ; Boxroom & bathroom.

Double Glazing; Electric Heating; Shared Gardens. Zone Parking.

Viewing: call 07776 198 960 (agent).

**Offers Over £230,000**

#### Location

Newington is recognised as one of Edinburgh's most desirable areas to live, being within convenient distance (2 miles) of the city centre yet also close to the open parklands of both the Meadows & Holyrood Park. Ratcliffe Terrace is actually a continuation of Causewayside and a neighbourhood with a great community atmosphere, with cafe's, pubs (the one below, an "Edinburgh institution"), and a mix of quirky and traditional shops; Cameron Toll shopping complex is also only a mile down the road. Regular buses pass by or nearby and motorists can quickly access the by-pass leading onto the motorways network. Local schooling is renowned.

#### The Property

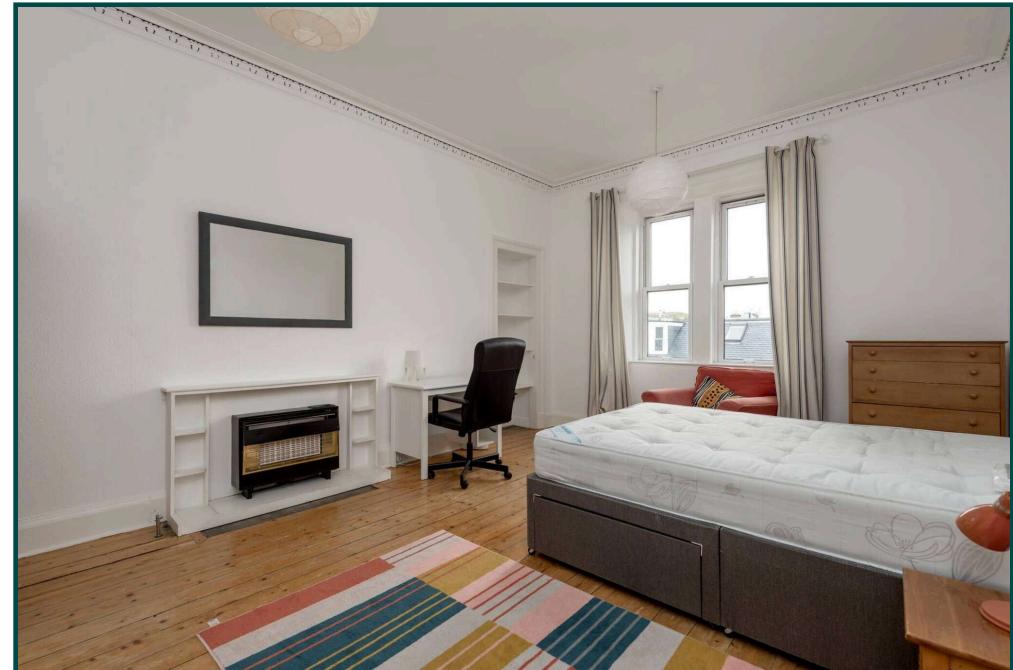
No 49 Ratcliffe Terrace is an end of terrace stone - built tenement with commercial property on the ground floor. The dwellings in the building comprise flats, mostly now modernised; indeed the top floor neighbouring flat, is now a fabulous Duplex. This property is surprisingly spacious and has been rented out successfully in recent years. The existing layout suited renting but potential owner-occupiers may wish to either go back to the Living room, Kitchen/Dining, Bedroom & Boxroom set-up or, fit a new kitchen in the boxroom/recess(subject to permissions), which would provide Living room, two bedrooms, Kitchen & bathroom design and without doubt significant "added value". Either way there's lots of potential.\*\*\* recent substantial roof repair carried out.

**Home Report: A copy can be downloaded via the listing on ESPC.com**

**Home Report Value: £235,000**

**Energy Performance Certificate: Rated "D"**







Ratcliffe Terrace,  
Edinburgh,  
Midlothian, EH9 1SU

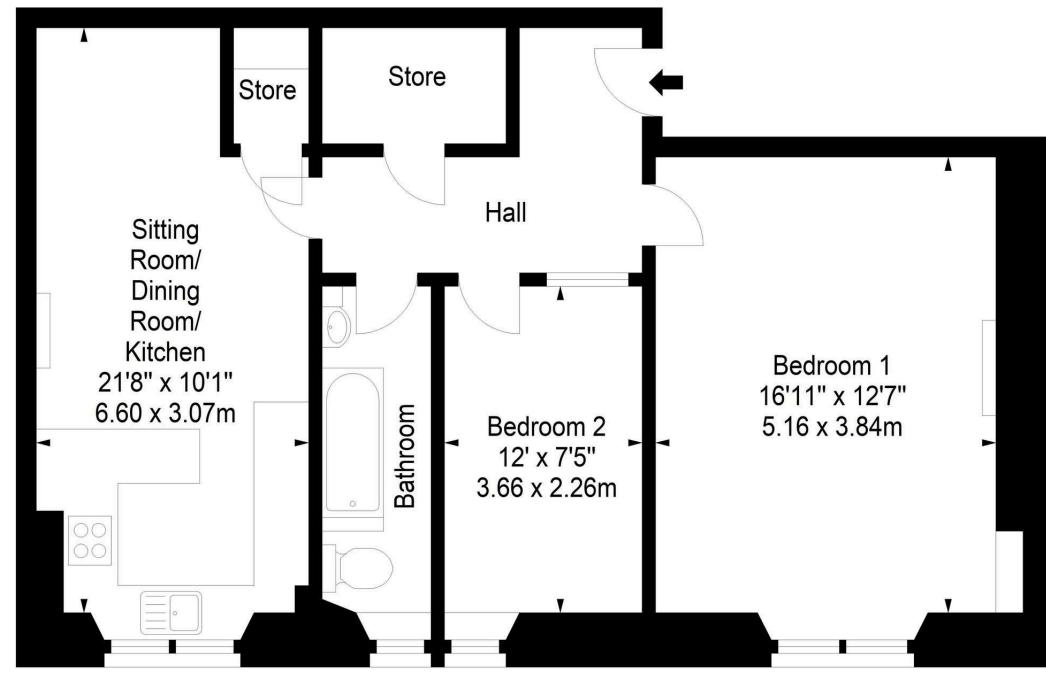
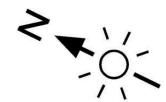


Approx. Gross Internal Area

707 Sq Ft - 65.68 Sq M

For identification only. Not to scale.

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Third Floor

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espc