



# 214 (1F1) Dalkeith Road, Newington, Edinburgh, EH16 5DT

Attractive, traditional first floor flat within Newington.







- Hall
- Two bedrooms
- Communal garden
- Sitting/dining room with bay window
- Bathroom
- Restricted on street parking on Dalkeith Road with unrestricted parking on surrounding streets
- Kitchen
- Gas central heating







### Extras

The property is being sold with fitted flooring and integrated kitchen appliances.

### Parking

Restricted on street parking on Dalkeith Road with unrestricted parking on surrounding streets.

### Council Tax

Band C

### Energy Rating

Band E

### Our Ref

TO/ES

### Viewing

By appointment with D.J. Alexander Legal, 1 Wemyss Place, EH3 6DH. Telephone 0131 652 7313 or email [propertysales@djalexanderlegal.co.uk](mailto:propertysales@djalexanderlegal.co.uk). This property, and other properties offered by D.J. Alexander Legal can be viewed at their website [www.djalexanderlegal.co.uk](http://www.djalexanderlegal.co.uk), as well as at affiliated websites [www.espc.com](http://www.espc.com), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com).

### Situation

The property is situated in an ideal central position close to Edinburgh University departments and the Scottish Parliament. The immediate area has a great selection of shops to meet every day requirements together with a range of coffee shops, restaurants and bars. The city centre is within a mile of the property, whilst the immediate locale provides an excellent range of amenities in Newington. Holyrood Park which is within approximately half a mile of the property offers excellent facilities for those who enjoy the outdoors. Other leisure facilities in the area include The Commonwealth Swimming Pool and slightly further afield Meadowbank Sports Centre.

### Description

An attractive, traditional 1st floor flat within the sought after Newington district of the city, close to local amenities, the University of Edinburgh and the New Royal Infirmary of Edinburgh. The property is perfect for a first time buyer or for investment purposes. Upon entering the property the welcoming reception hallway with attractive timber style flooring leads you through to the generous sitting room which has been finished to a wonderful standard with an attractive bay window which allows in floods of natural light. The room also benefits from cornicing and a large feature period style fire place.

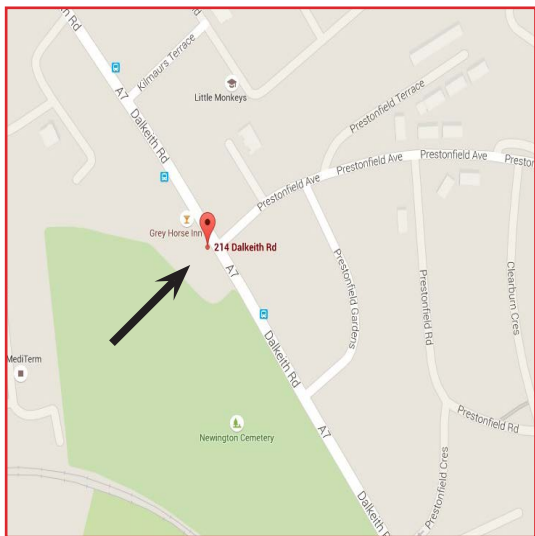
The modern finished kitchen allows space for a breakfast eating area as well as a range of units and complimentary work surface, gas hob with electric oven.

The two spacious well presented double bedrooms offer views over the communal gardens.

A freshly presented bathroom with electric shower over the bath completes the accommodation.





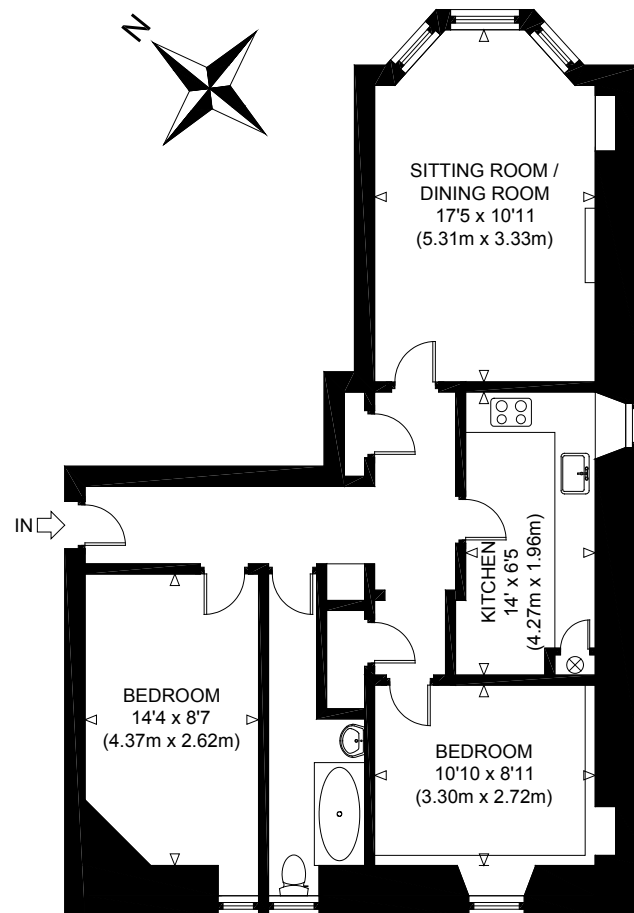


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1. These particulars do not form part of an offer or a contract of sale.  
2. All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.  
3. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 730 SQ FT / 67.8 SQ M

**DALKEITH ROAD**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 730 SQ FT / 67.8 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Associated Websites

