



197 Dalkeith Road

Edinburgh, EH16 5DS

Offers Over £290,000

Charming main door two-bedroom flat with private garden, period features, and stylish interiors, ideally located for city living.

Key Features

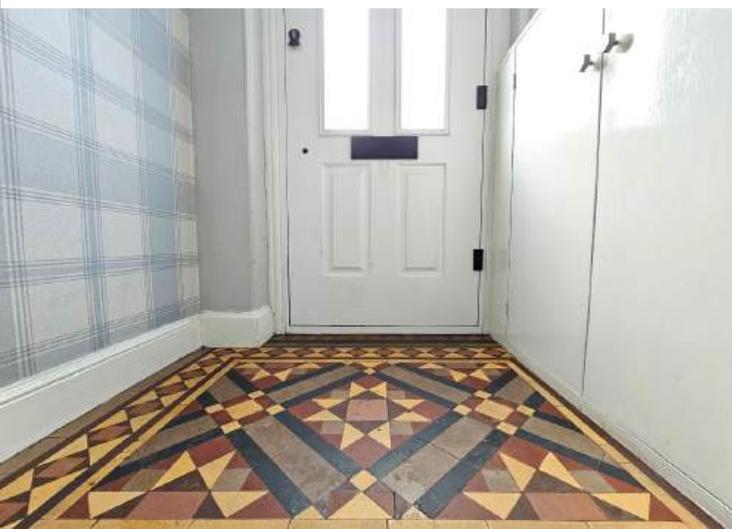
- Bay Windowed Living Room
- Principle Bedroom with Ensuite Shower Room
- 2nd Double Bedroom
- Internal Kitchen
- Bathroom & Shower
- Vestibule & Hallway
- Abundant Integral Storage
- Period Features
- Gas Central Heating
- Double Glazing
- Private + Shared Garden



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With an elevated position above street level on the ever-popular Dalkeith Road, this charming two-bedroom main door flat combines classic Edinburgh tenement character with an attractive, contemporary finish.

A private front garden and direct main door entrance create an immediate sense of arrival, offering both privacy and everyday convenience. Inside, a welcoming vestibule with decorative period tiling leads into a spacious hallway featuring stripped wood floors, elegant panelled doors, and excellent integrated storage, including both high-level and full-height cupboards.

The living room is a particularly inviting space, centred around a cosy wood-burning stove that provides a warm focal point for the room. A beautiful bay window floods the space with natural light, while ornate corncicing, period detailing, and integrated shelving combine character with practicality; ideal for both relaxed evenings and entertaining.

To the rear, the property enjoys a peaceful outlook over the communal grounds. The generously proportioned principal bedroom benefits from full-height integrated storage and an en-suite shower room. The second double bedroom offers direct access to the garden, making it a versatile space for guests, home working, or additional living.

The kitchen is well-appointed with a range of neutral-toned units and appliances, while the bathroom features clean, modern finishes with stylish tiling in the wet areas and a boiler-fed shower over the bath.

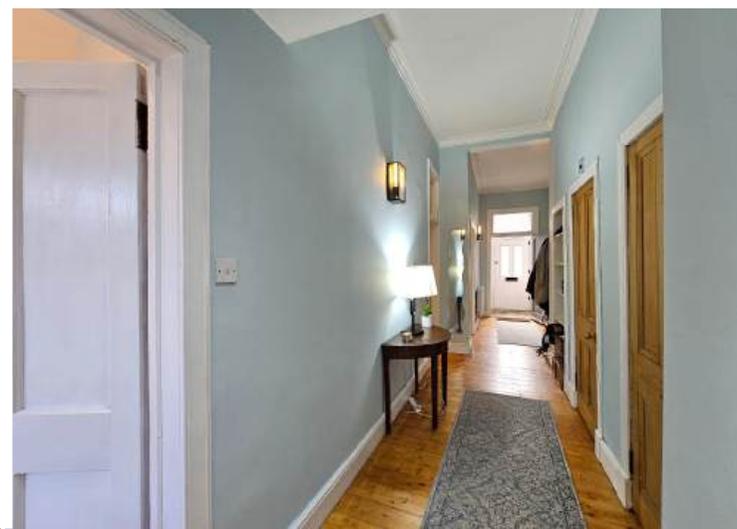
Further benefits include gas central heating with a combi boiler and double glazing throughout.

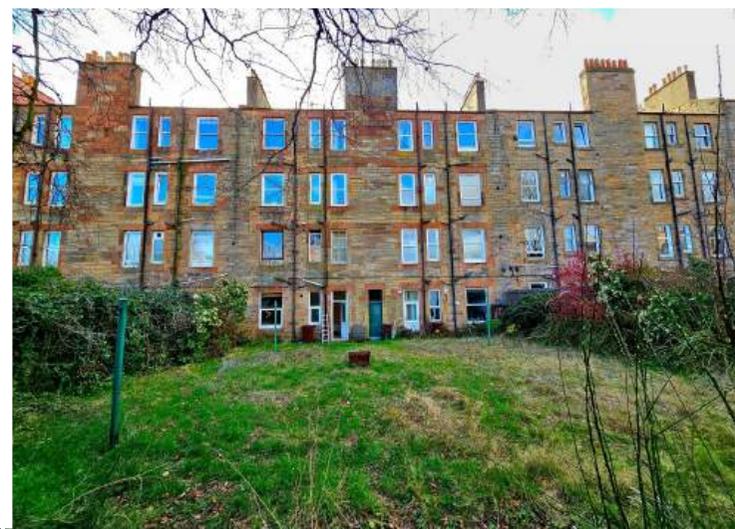
The property is very well placed for an excellent selection of cafes, shops, and local amenities within easy walking distance. Frequent bus services provide swift and easy access to the city centre and beyond.

Location

This property sits on the edge of Edinburgh's vibrant Newington district and offers super convenience for shopping, services, transport and educational establishments. There are local shops, cafés, and eateries, while nearby Cameron Toll Shopping Centre provides comprehensive retail options, including a Sainsbury's superstore. All the specialist shopping, services, and leisure options of Newington are only minutes away.

The area's close proximity to the University of Edinburgh's campuses make it highly sought after by academics and professionals alike. Leisure opportunities abound with, for example, the Royal Commonwealth Pool, the Festival Theatre, and the expansive greenery of Holyrood Park all close at hand. Regular bus services provide swift access to the city centre. The Royal Infirmary and the Scottish Parliament are also easily accessible.





197 Dalkeith Road



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.