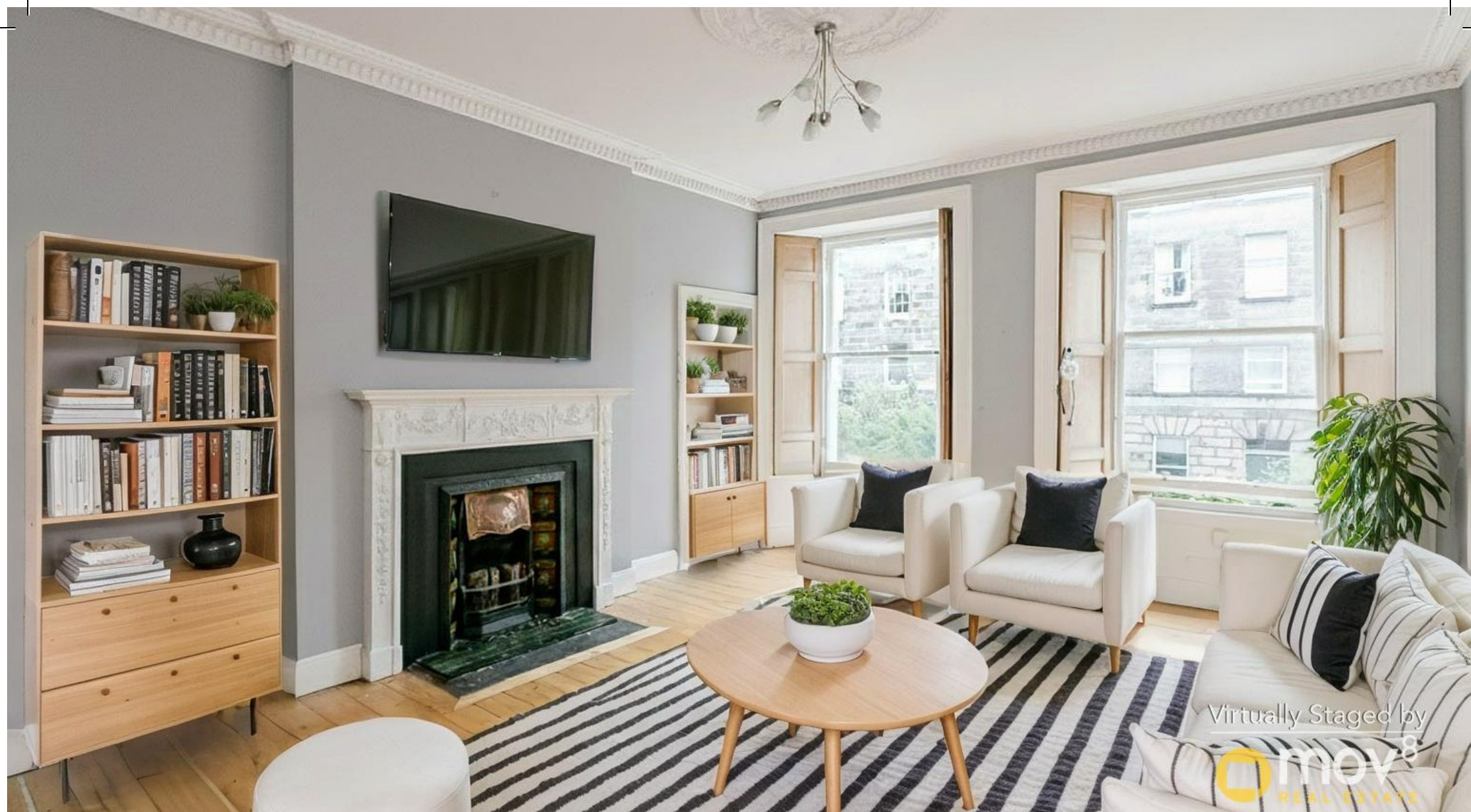




Virtually Staged by



4/1 Rankeillor Street, Newington, Edinburgh, EH8 9HY

Well-Presented and Spacious, Three-Bedroom, First-Floor Flat

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Property Description

Well-presented and spacious, three-bedroom, first-floor flat, forming part of an impressive traditional stone-built tenement. Located in the heart of Edinburgh's desirable Newington area, just south of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a box room, a utility cupboard, and a family bathroom.

This period property features generous room sizes, tall ceilings, decorative cornice work, working window shutters and a period fireplace. Further features include a fully integrated kitchen, a stylish fitted bathroom, contemporary flooring and refurbished period wood flooring.

In addition, there are double-glazed sash and case windows, gas central heating (recent new boiler) and superb storage. There is a secure entry system, a shared garden to the rear, and a private cellar in the communal stair, offering further storage.

A spacious entrance hallway provides access to all rooms, with the living area located to the right, featuring wood-effect flooring, a traditional fireplace, and elegant cornice work. To the rear of the property is the kitchen, finished with tiled flooring, fitted countertops, a tiled splashback, a sink and drainer, and integrated appliances including an oven, electric hob with canopy, induction hob, dishwasher, and fridge/freezer.

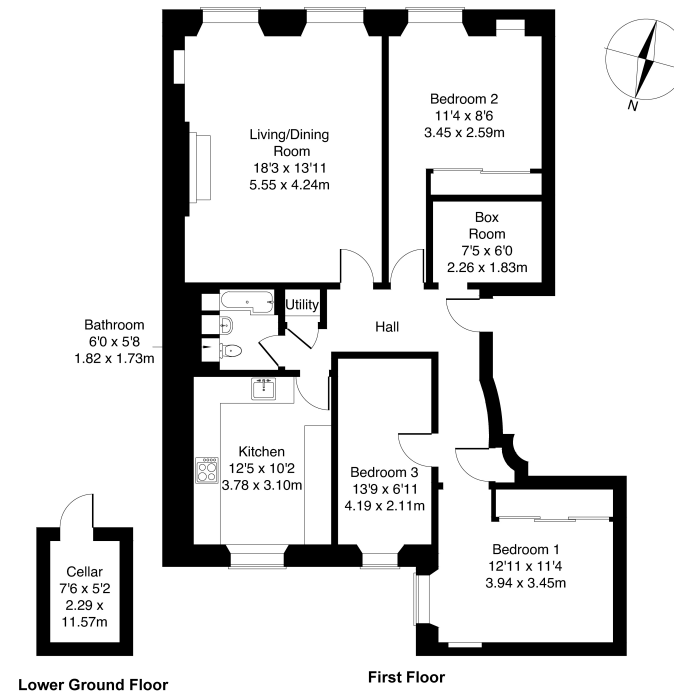
There are three bedrooms in total—two doubles and one single—all completed with wood-effect flooring and light décor, with bedrooms one and two benefitting from mirrored built-in wardrobes. The hallway also leads to a box room, ideal for additional storage, as well as a separate utility room. Completing the property is a fully tiled family bathroom comprising a three-piece suite with a shower over the bath and a ladder-style radiator.

This exceptional location would make a perfect city-centre home, or lucrative buy-to-let/holiday-let, as well as a perfect pied-à-terre for the city centre.



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Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre and offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station

and St Andrew's Square for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.





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