



212/15, Causewayside, Edinburgh, EH9 1PN

Rarely Available & Tastefully Presented, Two-Bedroom, First-Floor Duplex Apartment

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Property Description

Rarely available and tastefully presented, two bedroom first floor duplex apartment, forming part of a characterful building conversion. Ideally situated in the sought-after Newington district, just south of Edinburgh city centre,

Comprises an entrance hall, living/dining room, kitchen, two flexible bedrooms, and a shower room.

A superb high amenity city location, including universities, theatres, and the open spaces of The Meadows and Holyrood Parks.

Highlights include a fitted kitchen with appliances, contemporary flooring, a modern bathroom and views to the Pentland and Blackford Hills. In addition, there is gas central heating, double glazing, superb storage including bedroom wardrobes and a loft space.

Accessed from the rear of the building via a communal stair and an open shared terrace offering a westerly facing patio space.

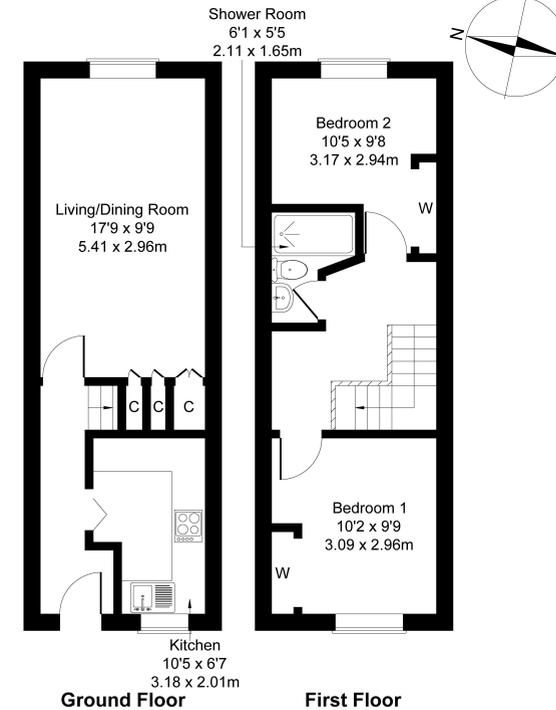
With superb transport links throughout the city, there is also a secure entry system and a permit available for residential parking at the rear.

The welcoming entrance hall creates an immediate sense of space and provides access to all ground-floor accommodation, offering a practical layout ideal for modern living. Positioned to the rear for added privacy, the impressive living and dining room is a bright and versatile space, perfect for both relaxing and entertaining. Wood effect flooring flows seamlessly throughout, complemented by central light fittings and built-in storage cupboards that enhance both style and functionality. Generous proportions allow ample room for a comfortable lounge suite as well as a dedicated dining area, making this an inviting heart of the home with space to unwind or host guests. The contemporary fitted kitchen is thoughtfully designed with both aesthetics and practicality in mind. It features wood effect flooring, wood effect worktops and a tiled splashback, along with spotlighting that creates a clean and modern finish. A stainless steel sink with a drainer sits beneath well-arranged cabinetry, providing excellent storage. Integrated appliances include an oven and induction hob, dishwasher, fridge freezer and washing machine, ensuring a sleek and streamlined look.

Upstairs, the property continues to impress. Bedroom one is a spacious and restful retreat, complete with wood-effect flooring, a central light fitting and a built-in storage cupboard. There is plenty of room for a double bed and additional furniture, creating a calm and comfortable environment. The second bedroom is well proportioned and highly adaptable, ideal as a guest room, home office or nursery. It also benefits from a built-in storage cupboard, maintaining the apartment's excellent storage solutions throughout. Completing the home is a stylish and modern shower room, finished with tiled effect flooring, a stone effect splashback surround, contemporary spotlighting and a ladder-style radiator. The property also benefits from private parking, providing added convenience.

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Approximate Gross Internal Area: (614 sq ft - 57 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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