



4/6 Dalkeith Road, Newington, Edinburgh, EH16 5BP

Beautifully Presented, Two-Bedroom, Corner-Aspect, Second-Floor Flat

Up to date price and viewing info at mov8realestate.com/property



Estate Agents and Solicitors

Property Description

Beautifully presented, two-bedroom, corner-aspect, secondfloor flat, forming part of a traditional, stone-built tenement. Located in the desirable Newington area, just south of Edinburgh city centre.

Comprises an entrance hallway, living room and kitchen, double bedroom, single bedroom, a shower room and a WC.

Tastefully finished, features include a modern, fitted kitchen and bathroom and contemporary flooring throughout. In addition, there is electric heating, sash and case windows, double glazing, a secure entry system, and a wellmaintained, secluded shared garden.

A welcoming entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. A bright, open-plan room includes a versatile living space as well as a kitchen area, fitted with cream units, wood-effect worktops and stylish metro-tiled splashbacks. An integrated oven and a ceramic hob are included, whilst plumbing and space are available for additional appliances.

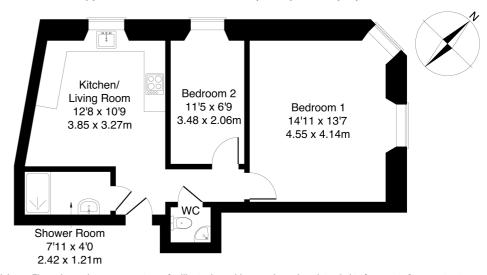
A classically proportioned bedroom enjoys plenty of natural light from tall, twin windows and offers generous floor space for bedroom furniture and storage.

Completing the accommodation, accompanied by a separate WC, a shower room comprises a glazed shower cubicle, a chrome ladder-style radiator and tiled splash walls and flooring.



mov⁸ 4/6 Dalkeith Road, Edinburgh EH16 5BP

Approximate Gross Internal Area: (527 sq ft - 49 sq m.)



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

Area Description

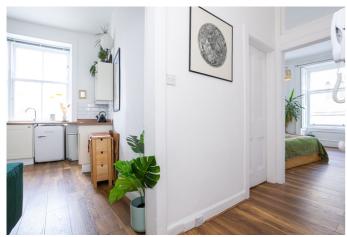
Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore; whilst Princes Street and George Street offer all the major shopping expected of a major city and are easily accessible on foot, as are the central travel hubs of Waverley Railway Station and St Andrew's Square for onward travel. A convenient

location for Edinburgh University, The Royal Infirmary and the Scottish Parliament, there are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Wellregarded schooling is available at all levels within the area, and a regular public transport service provides easy access throughout the city.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.