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

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

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# Property Description

Beautifully presented, two-bedroom, corner-aspect, second-floor 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.

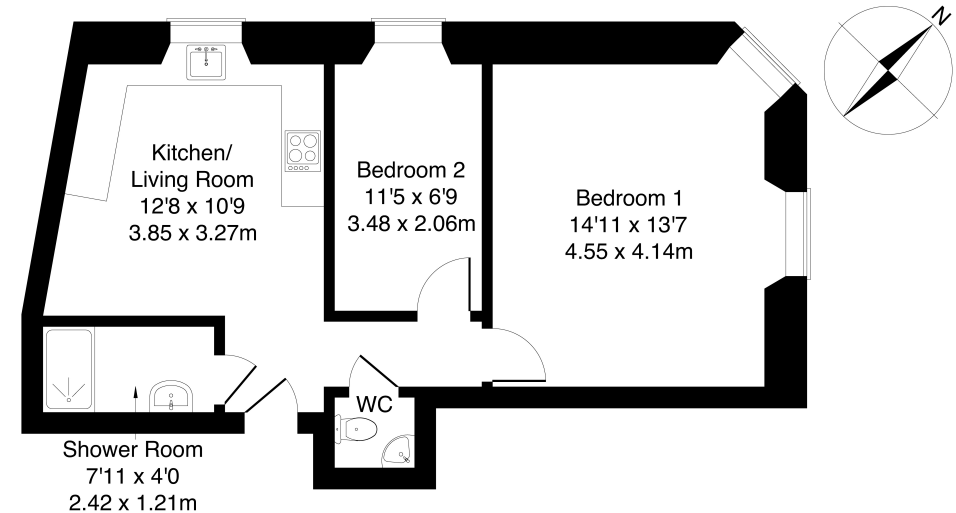
Tastefully finished, features include a modern, fitted kitchen and bathroom and contemporary flooring throughout. In addition, there is electric heating, sash and case windows, double glazing, a secure entry system, and a well-maintained, secluded shared garden.

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.

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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. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access throughout the city.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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