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51/1F1, East Crosscauseway, Newington, Edinburgh, EH8 9HG

Light and Well-Presented Two Bedroom, First Floor Flat

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Property Description

Light and well-presented, two bedroom, first floor flat, forming part of a traditional stone-built tenement and conveniently located in the desirable Newington area, just south of Edinburgh city centre.

Comprises: an entrance hall, open plan living room and kitchen, two flexible bedrooms and a shower room.

Refurbished for the market, features include contemporary flooring throughout, light neutral decor, and a newly fitted kitchen and shower room.

In addition, there is gas central heating, sash and case windows, a secured entry system, and a shared patio and garden to the rear.

The hall gives access throughout, and features space for outerwear and the entryphone handset.

A good-sized public room features a pendant light fitting over the lounge area, whilst set to the front of the room is the kitchen and a press incorporating the boiler unit. Modern fitted kitchen units include wood-effect worktops, a tiled surround, a sink with drainer, a washing machine and an integrated electric oven and hob with a canopy above.

Two flexible bedrooms include wood-effect flooring, radiators, and pendant light fittings.

The shower room has a side-aspect window, and is fitted with a modern suite, wall cabinet, and a corner cubicle with a mains mixer shower, and modern wall panelling.

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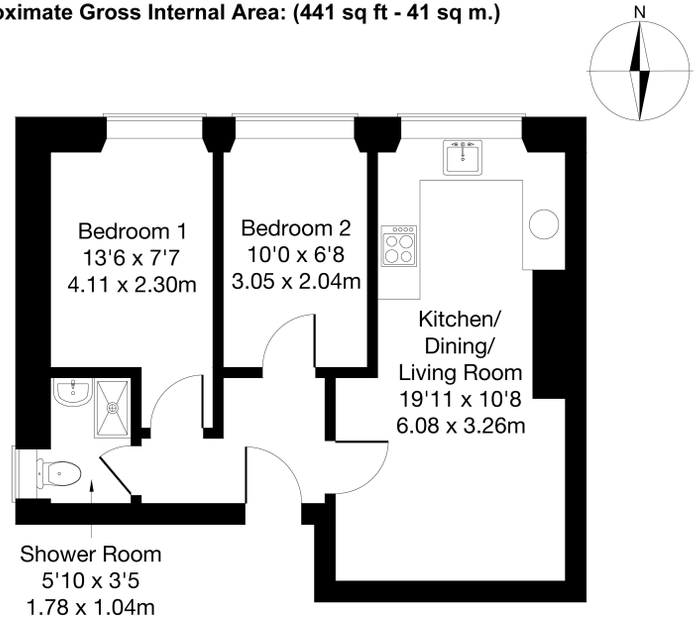
Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



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. 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 to and from the city centre.

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