



Thorntons 
The right way to move

9/2 Macdowall
Road,

Newington, Edinburgh, EH9 3ED





Summary

This traditional ground-floor flat is a two-bedroom residence with generously proportioned rooms and attractive period details. Decorated in a light neutral hue, it is well presented throughout providing buyers with an appealing blank canvas. Furthermore, the southeast-facing flat has an excellent position in sought-after Newington, set close to local amenities, regular transports links, schools (including the University of Edinburgh King's Buildings), and the idyllic Hermitage of Braid and Blackford Hill Nature Reserve. This property is sure to be popular with a wide demographic of buyers.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, and a washing machine to be included.

Features

- A spacious ground-floor flat
- Part of a traditional tenement building
- Desirable location in Newington
- Neutral interior décor throughout
- Central hall with built-in storage
- Living room with a bay window
- Spacious dining kitchen with a store
- Two bright and airy bedrooms
- 3pc bathroom with an overhead shower
- Communal back garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- The tenement block has an active property maintenance association



"A traditional ground-floor flat that is neutrally decorated, offering spacious rooms and attractive period features"







"The flat is highly versatile and can also be used as a three-bed residence with the dining kitchen used as open-plan living space"

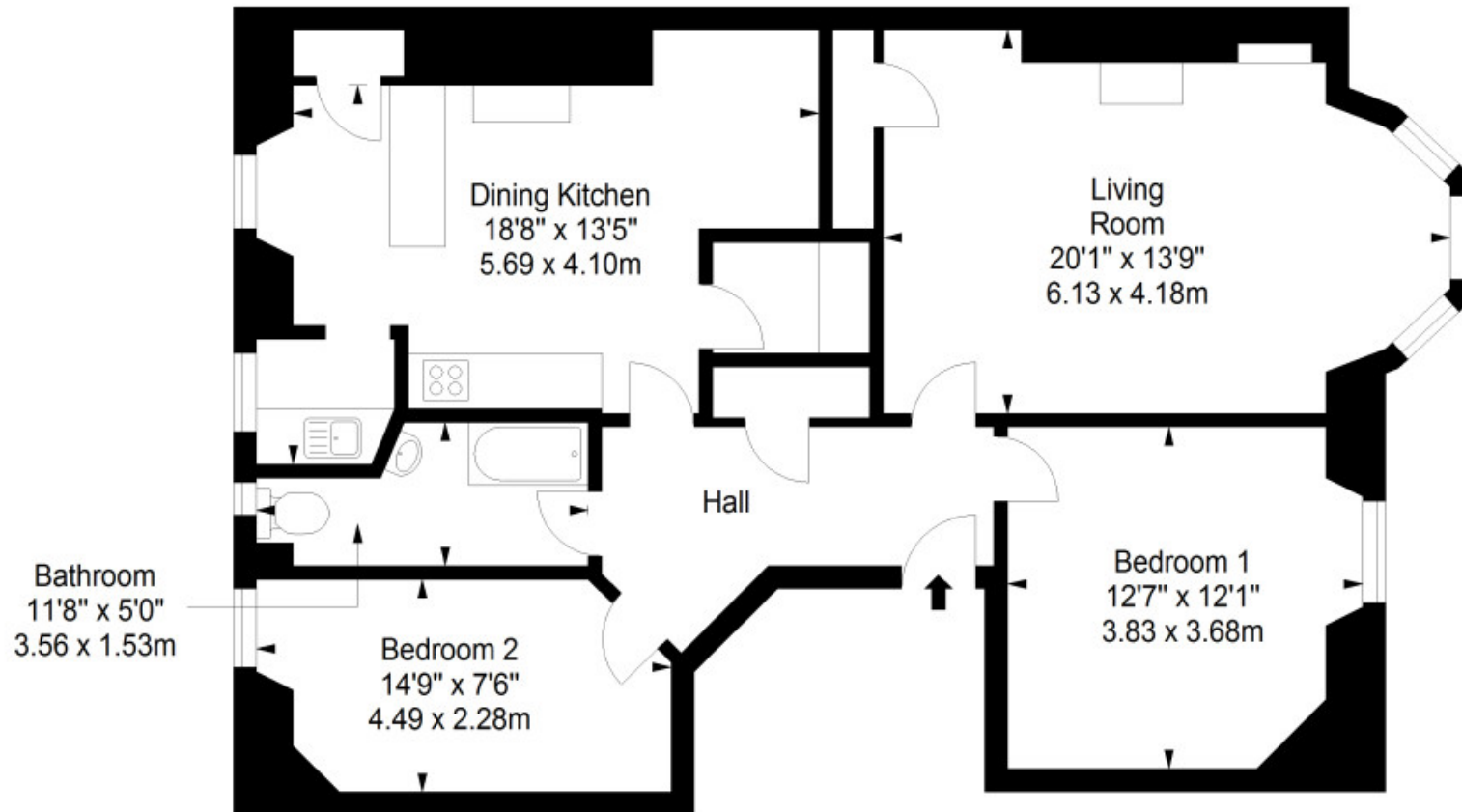


Floorplan



Ground Floor

Approx. 88.1 sq. metres (948.3 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)



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