



121/6 Dalkeith Road, Newington, Edinburgh, EH16 5AJ

Light and Spacious, Traditional, Three-Bedroom, Third-Floor (top) Flat

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Property Description

Light and spacious, three-bedroom, third-floor (top) flat, forming part of an impressive, traditional, stone-built tenement. Located in Edinburgh's desirable Newington area, south of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, single bedroom, box room, store room and a family bathroom.

With exceptional views of both the Pentlands and Arthurs' Seat, period features include a bay window, ornate cornice-work and feature fireplaces. In addition, there is varnished wood flooring, tall ceilings, a modern fitted kitchen and bathroom, gas central heating and double glazing.

There is a secure entry system, a well-maintained, shared garden to the rear, superb transport links and shopping at Cameron Toll.

The property benefits from a current HMO Licence for 3 people, valid until 31st August 2026.

All furniture available by separate negotiation.

A spacious entrance hall, with storage, is finished with light, neutral decor and varnished wood flooring, which continues into a well-proportioned living room, filled with natural light from a wide, wood-panelled bay window. The high-ceilinged reception room features period plasterwork, a traditional fireplace and an Edinburgh Press and opens into a box room, providing a good-sized, versatile space. A dining kitchen is fitted with wood-effect units and stone-effect worktops, with appliances including an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a freestanding washing machine. An adjoining store room provides excellent, additional storage.

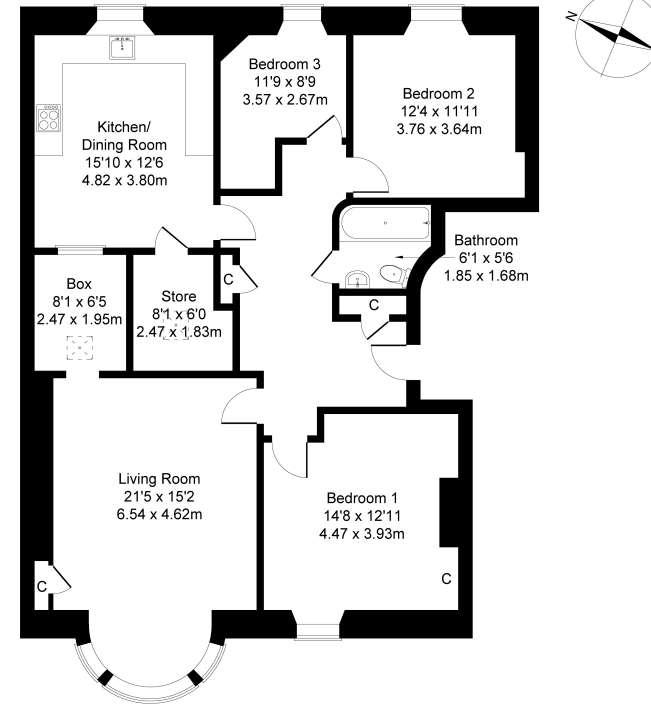
Set to either aspect, two double bedrooms and a single bedroom are carpeted and continue the neutral decor of the living space, with the single bedroom enjoying a traditional fireplace.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and storage.

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Approximate Gross Internal Area: (1216 sq ft - 113 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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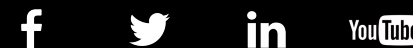
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