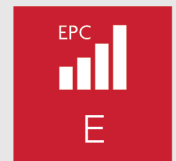
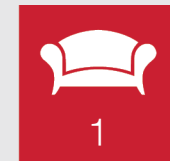




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## 237 Dalkeith Road

Newington, Edinburgh,  
EH16 5JS







## Summary

Offering a characterful city home in desirable Newington, this main-door ground-floor flat forms part of a traditional tenement building. The two-bedroom, two-bathroom flat is filled with beautiful period details and gives the new owner an exciting blank canvas to modernise and put their own stamp on. The immediate area is home to excellent amenities and a wealth of green space, whilst the heart of the city is under two miles away and easily accessible by car or public transport.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note no guarantees or warranties will be given to the working order of the kitchen appliances.

## Features

- Traditional main-door ground-floor flat in Newington
- Beautiful period features and exciting modernisation opportunities
- Entrance vestibule and hall with storage and box room
- Southwest-facing living room with bay window and fireplace
- Kitchen with direct garden access
- Double bedroom with shower cubicle and walk-in wardrobe
- Second double bedroom
- Bright three-piece bathroom
- Direct access to a large shared garden
- Unrestricted on-street parking nearby
- Gas central heating throughout





"This two-bedroom main-door ground-floor flat offers an exciting opportunity to create a modern, yet characterful city home."











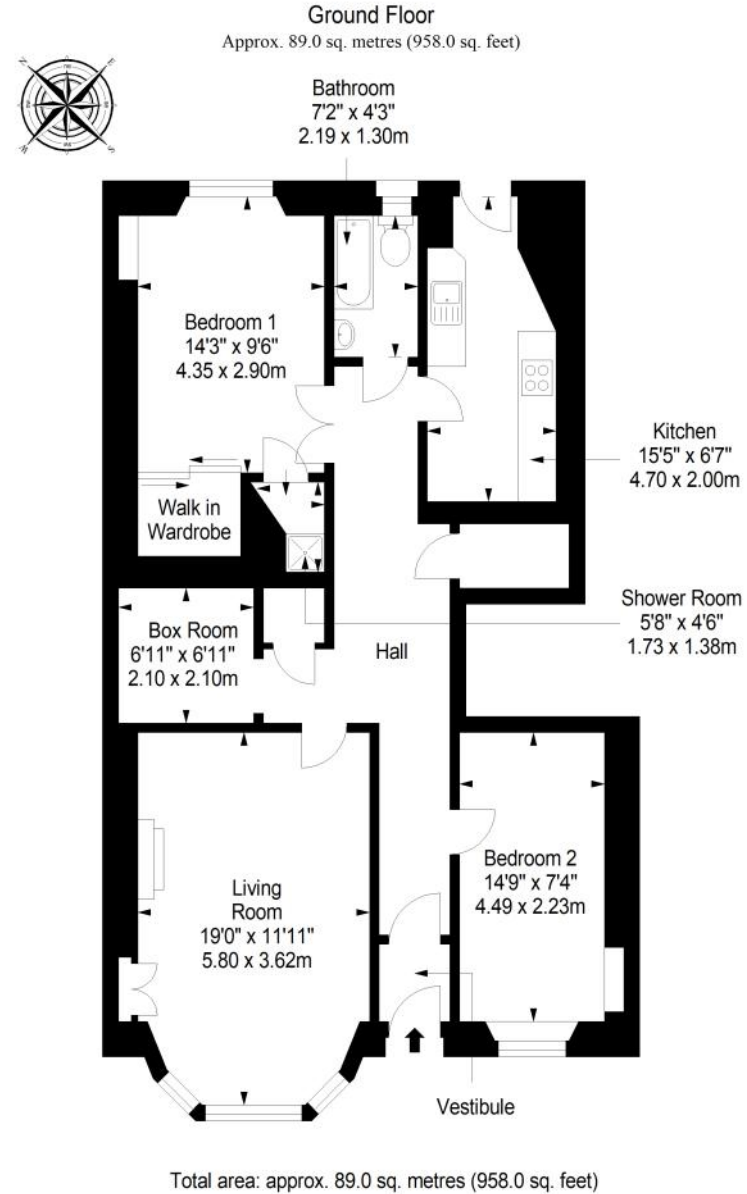
"The flat is ideally situated for easy access to nearby amenities and green space, as well as being under two miles from the city centre."







# Floorplan





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