



26/2 Rankeillor Street, Edinburgh, EH8 9HY  
An elegant first floor apartment located in the heart of Newington

URQUHARTS  
EDINBURGH



An elegant first floor apartment located in the heart of Newington, close to excellent local shopping, restaurants and public transport. Within walking distance are the fantastic open spaces of the Royal Park and Arthurs Seat. This exceptional period property provides flexible and spacious accommodation throughout which is rich in original features including working shutters, fireplaces and a working range. Its position is excellent and it has a pleasing view to the front over similar buildings together with a peaceful outlook to the rear over gardens and attractive properties. The large reception hall provides a grand entrance to the flat and has a display arch adding appeal. The sitting room is stunning, spacious, and light-filled containing an oak mantelpiece, tiled inset and hearth. The fireplace is open and had been maintained and used regularly. There is also dado panelling, well defined ornate cornice work and deep skirting. The three bedrooms are all attractive and of a good size with the master having an en-suite facility. The dining kitchen is spacious and well designed with room for a large table and chairs. A feature of the kitchen is the working range which has been looked after and used regularly. Although well maintained, having quality modern kitchen and bathroom facilities and Ventrrolla upgraded windows the flat could benefit from decorating and replacement floor coverings to realise its full potential as a stunning home.



#### ACCOMMODATION

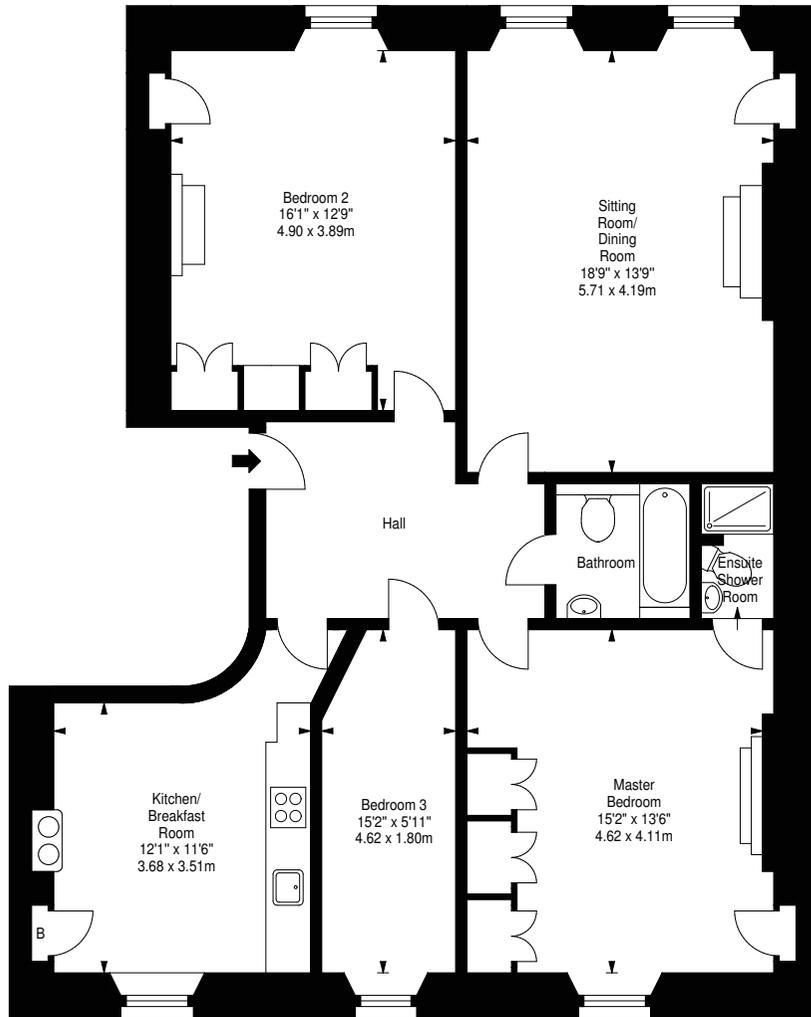
Hall, Sitting room, Dining/kitchen. Master bedroom with en-suite shower facility, two further Bedrooms and Bathroom.

Communal garden to the rear. Gas central heating. Cellar. On street permit zoned parking together with pay and display.

Flat 2,  
26 Rankeillor Street,  
Edinburgh, EH8 9HY



Approx. Gross Internal Area  
1150 Sq Ft - 106.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2020



First Floor

## LOCATION

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.

## INCLUDED IN THE SALE

All light fittings, curtains and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please telephone Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category of C



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).