



251 (2F2) Dalkeith Road, Edinburgh, EH16 5JS

Impressive two-bedroom second floor flat with box room close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

251 (2F2) Dalkeith Road is an impressive two-bedroom second floor flat with box room, forming part of a traditional Victorian stone tenement with considerable charm and character, situated in the popular Newington area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property has been beautifully renovated throughout to high modern standard whilst retaining the original period features including ornate cornicing, high ceilings, Edinburgh Press cupboards and fireplaces.

Welcoming entrance hall and storage cupboard; spacious bay-windowed sitting room with Morso wood-burning stove and west-facing open outlook over Newington Cemetery; modern fitted dining kitchen with base and wall mounted units in a white gloss with butcher block work surfaces, integrated appliances including a Bosch electric double oven, Siemens fridge/freezer, Hoover washer dryer combo, dishwasher, and a pantry/store; master bedroom to the front with original fireplace and surround, built in bookshelf and Edinburgh Press cupboard; double bedroom two with built-in mezzanine bed and easterly view towards Arthur's Seat; good-sized box room with natural light from the kitchen, which could be used as a home office, storage or third bedroom; and a bathroom with three-piece suite including a free-standing roll top bath and mains shower.

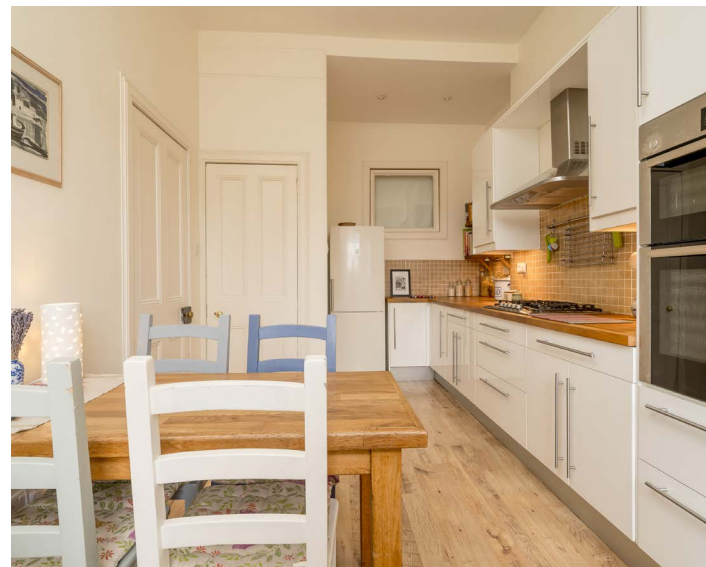
ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Two double bedrooms. Box room. Bathroom.

Gas central heating (Bosch Worcester boiler). Double glazed sash and case windows. Well-maintained communal rear garden, mainly laid to lawn. Unrestricted on street parking on surrounding streets. Secure entry phone system and recently decorated communal stairwell.

LOCATION

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away, and Straiton retail park slightly further afield. The location is convenient for those working at the Edinburgh University campuses, with the King's Buildings, the Edinburgh Royal Infirmary, and the Scottish Parliament within short distance of the property. There are plenty of recreational facilities in the area





including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthur's Seat, The Meadows, Blackford Hill and several well-renowned golf courses. Nearby districts of the Grange, Marchmont, Bruntsfield and Morningside are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, and recreational facilities. Excellent state schools in the catchment area include Preston Primary School and James Gillespie's High School, and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

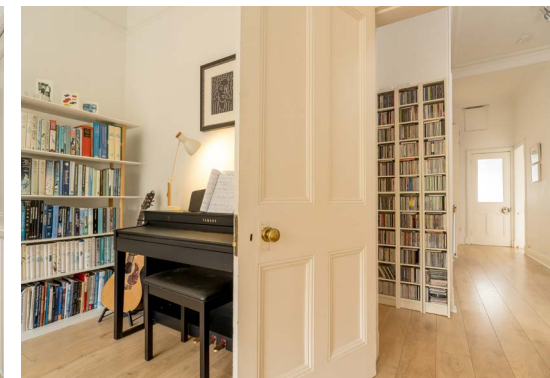
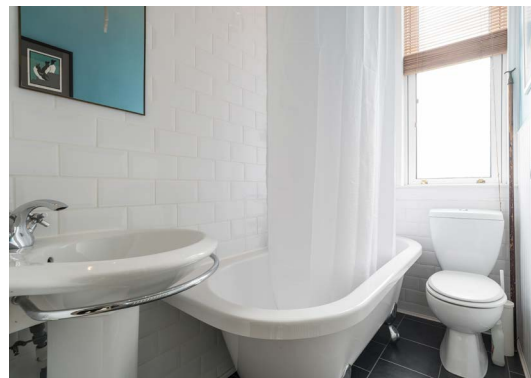
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

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

The property has a Council Tax Band **D**

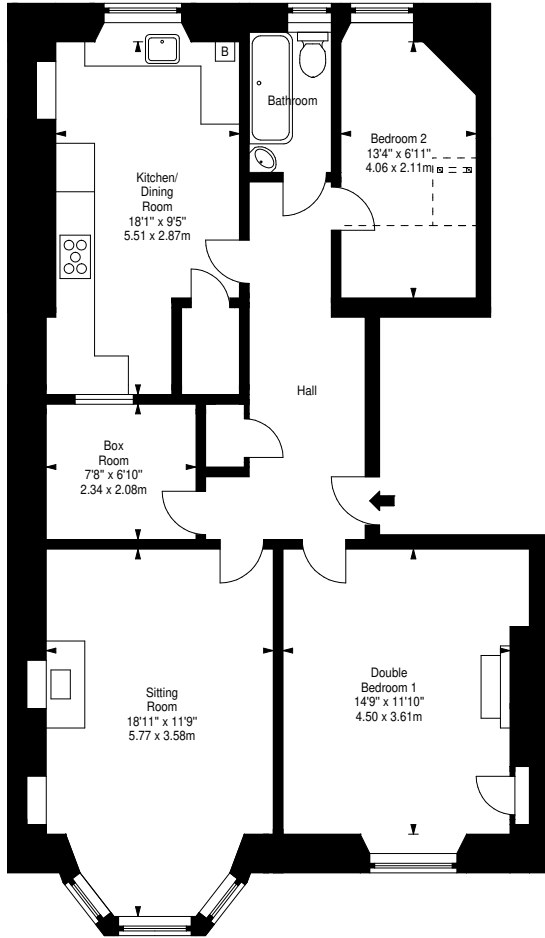
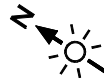
The property has an Energy Rating Category **C**



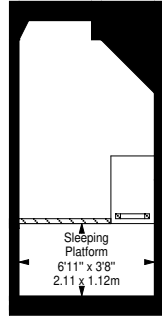
Flat 4,
251 Dalkeith Road,
Edinburgh, EH16 5JS



Approx. Gross Internal Area
929 Sq Ft - 86.30 Sq M
Sleeping Platform
Approx. Gross Internal Area
26 Sq Ft - 2.42 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



Mezzanine



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.