



233/6 DALKEITH ROAD, EDINBURGH, EH16 5JR
OFFERS OVER £290,000



MONARCH
LEGAL



Situated on the third floor of a traditional tenement, this two-bedroom property offers an elegant and well-proportioned home complete with period features in sought-after Newington. The front door opens into a welcoming hallway featuring ornate cornicing, wooden flooring and picture rail. A bright bay windowed living room offers a front-facing aspect and fine period details including ornate cornicing, shelled Edinburgh press, wooden flooring, and a focal fireplace. Adjacent to this is a versatile box room ideal for home office use.



Continuing through the hall and positioned to the rear is a spacious kitchen/dining room with a delightful outlook over to Arthur's Seat. The bright and airy kitchen features green cabinets complemented by light oak-effect worktops, along with a gas hob, electric oven, and S/S chimney hood. It also contains a useful pantry and shelled press. Located next to the kitchen is a family bathroom traditional in style with a three-piece suite including an over-bath shower.



MONARCH
LEGAL





A small but comfortable double bedroom completes the accommodation to the rear. Returning to the hall, a generous and light-filled principal double bedroom to the front of the property boasts ornate cornicing and wooden flooring. Both bedrooms have ample space for freestanding furniture.

Additional storage is located in the hallway. The property has gas central heating and double glazing is fitted throughout.

Completing the accommodation is a well-presented shared rear garden mainly laid to lawn with a drying area, and there is on-street parking near the front of the property.

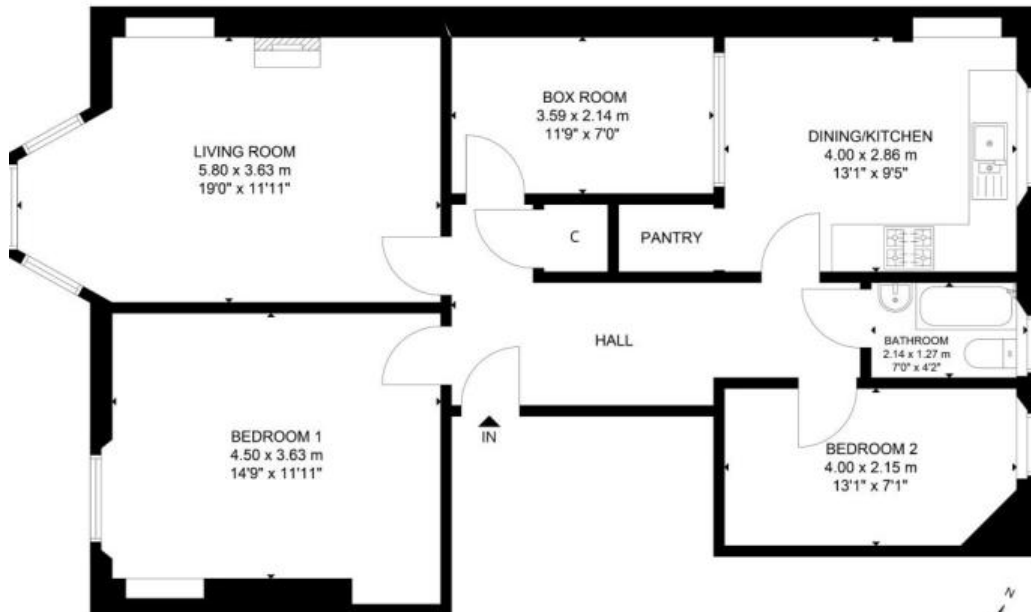


MONARCH
LEGAL





Newington is a popular residential suburb south of Edinburgh city centre. It is a high amenity area and benefits from Cameron Toll Shopping Centre which has a Sainsbury's supermarket and other well-known retailers. Straiton Retail Park is a fifteen-minute drive and has a Next, M&S Simply Food, Boots and many other retailers. Further shopping can be found in nearby Morningside and Bruntsfield. Recreational amenities are abundant including Holyrood Park, The Meadows, The Hermitage of Braid, The Royal Commonwealth Pool and Prestonfield and Craigmillar Golf Clubs. It is also an ideal location for the Queens Hall, Festival Theatre and Summerhall as well as the University of Edinburgh and The Royal Infirmary. There is excellent schooling locally, from primary through to secondary. Quick access to the city centre is available by way of regular bus services or by car, and the A1 and City Bypass are in close proximity.



THIRD FLOOR

233/6 DALKEITH ROAD, EDINBURGH, EH16 5JR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 925 SQ FT / 86 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk



Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.