

34 St Patrick Square

NEWINGTON, EDINBURGH, EH8 9EU



This most attractive Georgian 2 bedroom maindoor flat located within the sought-after, established residential area of Newington



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McEwan Fraser Legal are delighted to present this most attractive Georgian 2 bedroom maindoor flat located within the sought-after, established residential area of Newington. In true walk-in condition, the property has been tastefully upgraded and decorated throughout, it boasts many original period features including ornate cornicing, ceiling rose and a fireplace.

THE LOUNGE



Inside, the property comprises:

- Lounge
- Kitchen
- 4 storage cupboards, one furnished as a laundry/utility
- 2 Double Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating

THE KITCHEN





tastefully upgraded and decorated throughout,
it boasts many original period features

THE BATHROOM



BEDROOM 1



BEDROOM 2

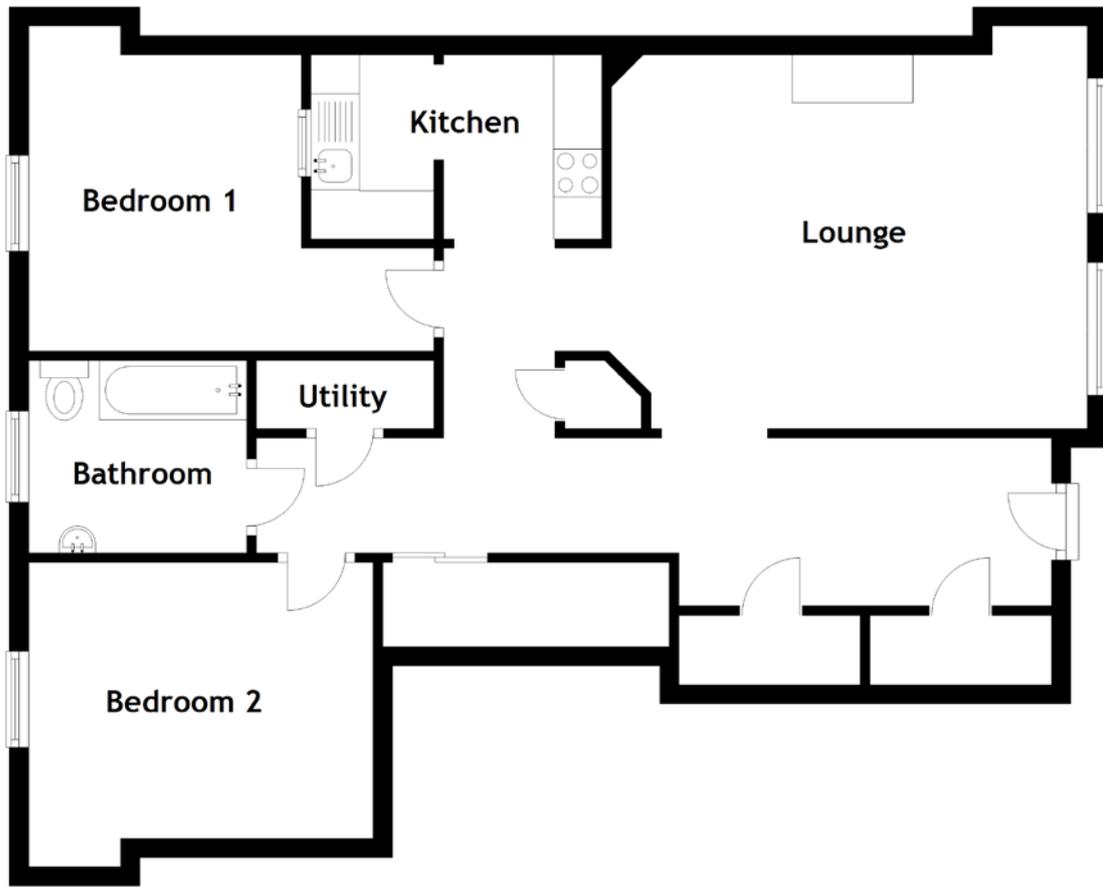


Internal viewing is essential to fully appreciate the bright and well-proportioned accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

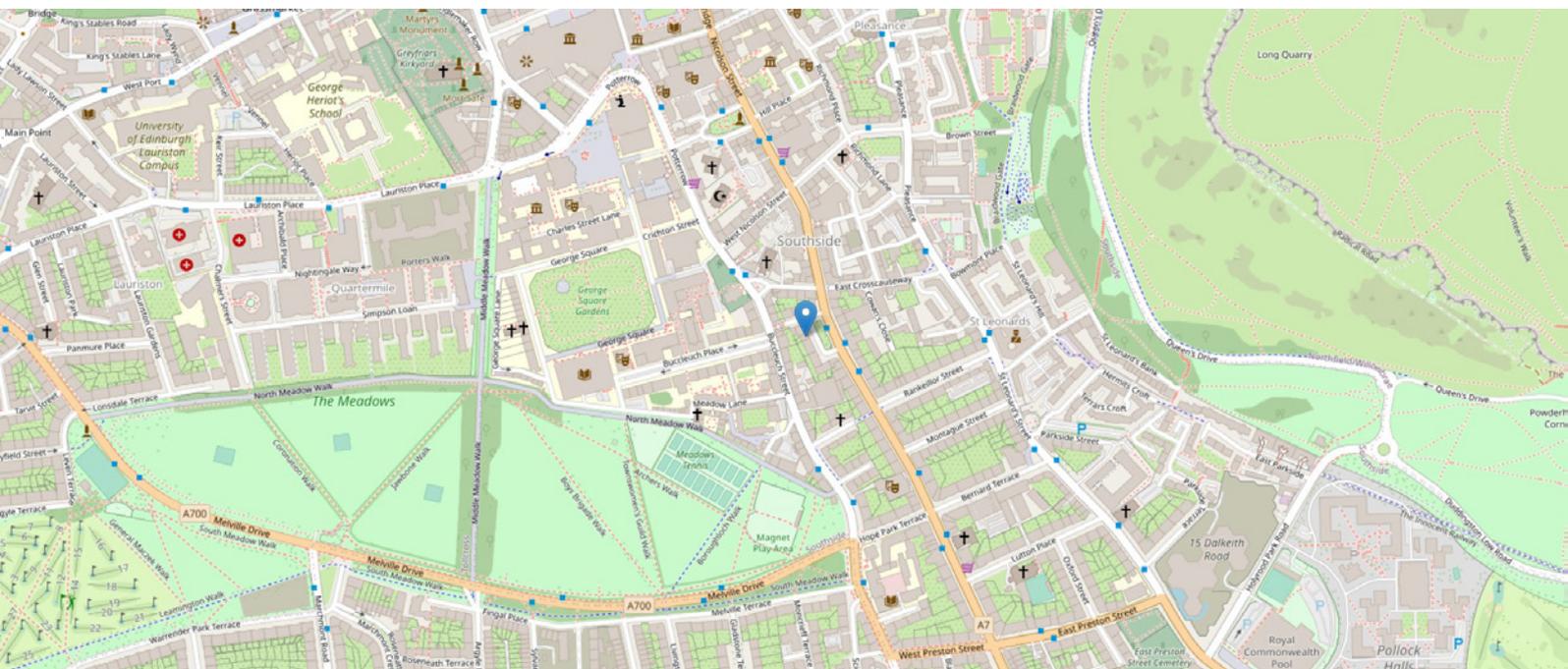


Approximate Dimensions
(Taken from the widest point)

Lounge 4.93m (16'2") x 3.90m (12'10")
 Kitchen 3.00m (9'10") x 1.92m (6'4")
 Utility 1.90m (6'3") x 0.71m (2'4")

Bathroom 2.26m (7'5") x 2.01m (6'7")
 Bedroom 1 4.20m (13'9") x 3.09m (10'2")
 Bedroom 2 3.57m (11'9") x 2.88m (9'5")

Gross internal floor area (m²): 78m²
 EPC Rating: C



THE LOCATION

Within the sought after area of Newington, in the heart of the University and minutes from Edinburgh's Festival Theatre and the Queens Hall. There is excellent and varied local day-to-day shopping close by and further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre, both a short drive from the property.





There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas.

Excellent leisure and recreational facilities can be found close by which includes Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.



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Part
Exchange
Available



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