





## Location

Newington is a highly sought after residential area in Edinburgh's south side and this property sits within easy reach of excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within walking distance is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore and other high street retailers. Straiton Retail Park and Fort Kinnaird Retail Park are just a short drive away.

Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament is also nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University.

There are good transport links to the motorway network heading east on the A1, and to the west to the central motorway network, Edinburgh International Airport and the Queensferry Crossing to Fife and the North. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

### Ground Floor:

- Entrance vestibule
- Reception hallway
- Living room with large bay window, cornicing and fireplace
- Two spacious double bedrooms (one with dual aspect)
- Bathroom with three piece suite

### Lower Ground Floor

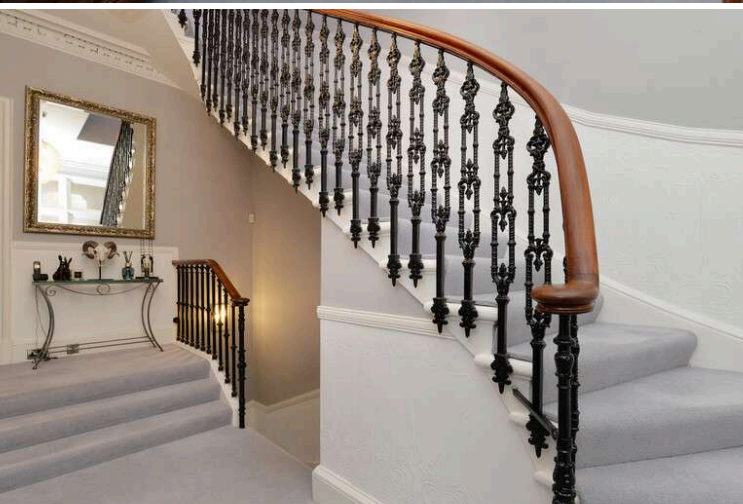
- Large fitted kitchen with Raeburn stove, fridge and freezer: these items are believed to be in good working order though their condition cannot be warranted
- Dining room with door to rear garden
- Laundry room with built in units and WC
- Large Family room
- Workshop/store

### First Floor

- Master bedroom with large bay window and en-suite shower room
- Three further bedrooms
- Family bathroom with three piece suite

### Outside space

- Well maintained gardens to front, side and rear
- Large driveway
- Single garage



# ALLINGHAM&CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

