



# Newington, Edinburgh

39/3 MENTONE TERRACE EDINBURGH EH9 2DF

Beautifully presented two bedroom, first floor flat of immense appeal benefiting from many period features and enviably situated in the highly regarded and sought after residential area of Newington with its excellent amenities and easy reach of the city centre.

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## Description

The accommodation comprises of:

- Hall with two storage cupboards
- Large, welcoming, Lounge with bay window, original cornice and traditional fireplace.
- Impressive modern Kitchen with an excellent range of floor and wall mounted units, and ample space for dining table.
- Double bedroom with traditional fireplace and 1 Single bedroom (currently being used as a study/office).
- Modern family bathroom with bath with shower mixer attachment. Extensive wall and floor tiling.
- Property benefits from double glazing and gas central heating.
- Well, maintained south facing communal garden.
- On Street parking available (both permit and free)

Early viewing is highly recommended to appreciate the quality of the accommodation on offer.

## Location

Newington is a thriving community in Edinburgh's southside popular with city dwellers and students alike due to its superb amenities and convenience of access to Edinburgh business sector, Edinburgh University, and the City Centre. The area is set against the backdrop of Arthur's seat one of the city's most famous landmarks and also borders the green expanse of the Meadows. It is no surprise that the area is popular with people who like living centrally but enjoy easy access to open spaces. This vibrant and fashionable area offer's an unrivalled selection of cafes, bistros as well as a diverse range of authentic pubs and restaurants. The area is also served by an extensive range of independent shops, express supermarkets and high street names with more extensive shopping facilities being found at Cameron Toll shopping centre. The Royal Commonwealth Pool leisure facility is within walking distance.

Schooling is well represented at all levels, within both the public and private sectors.

There are excellent transport links to the city centre (which is also only a short walk) throughout Edinburgh and beyond.

## Extras

Hob, oven, extractor hood, washing machine and fridge freezer are included in the sale.

## Council Tax

Band D

## Viewing

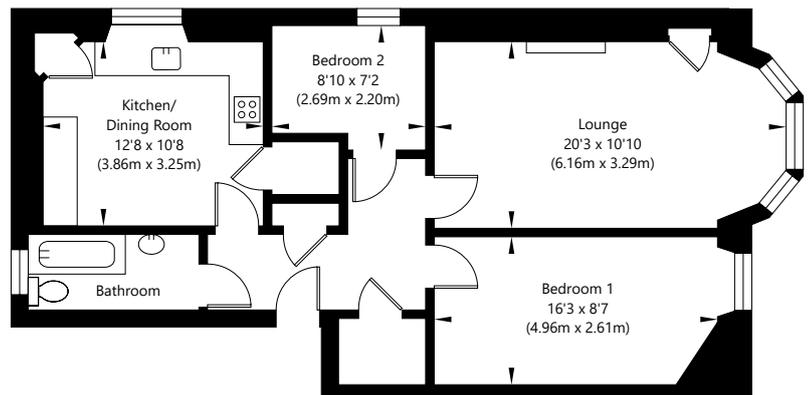
By appointment with selling agents: Tel: 0131 467 7550

First Floor

Approx. Internal Area 69.77 Sq M / 751 Sq Ft.

Not to scale. For identification only.

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