

# Flat 7, 14 East Parkside

NEWINGTON, EDINBURGH, EH16 5XL



*BEAUTIFULLY PRESENTED  
TWO BED TOP FLOOR FLAT*



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"...a spacious open-plan living area which has large windows and Juliet balcony that overlooks the breathtaking views of Edinburgh's landmark Arthur's Seat and Craggs..."



# THE PROPERTY

McEwan Fraser Legal is delighted to present this generously proportioned, recently refurbished two-bedroom top-floor duplex flat (situated on two floors).



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5



Inside, the property comprises of a spacious open-plan living area which has large windows and Juliet balcony that overlooks the breathtaking views of Edinburgh's landmark Arthur's Seat and Craggs. The living space offers various possibilities for furniture arrangements.



The fully equipped kitchen is situated in the open-plan living area and is finished to a high standard, the kitchen is fitted with integrated appliances, gas hob, fan oven, dishwasher, washing machine and fridge freezer.



Situated on the upper level of the property there are two generous double bedrooms both fitted with wardrobes. Making the most of all the space on offer.

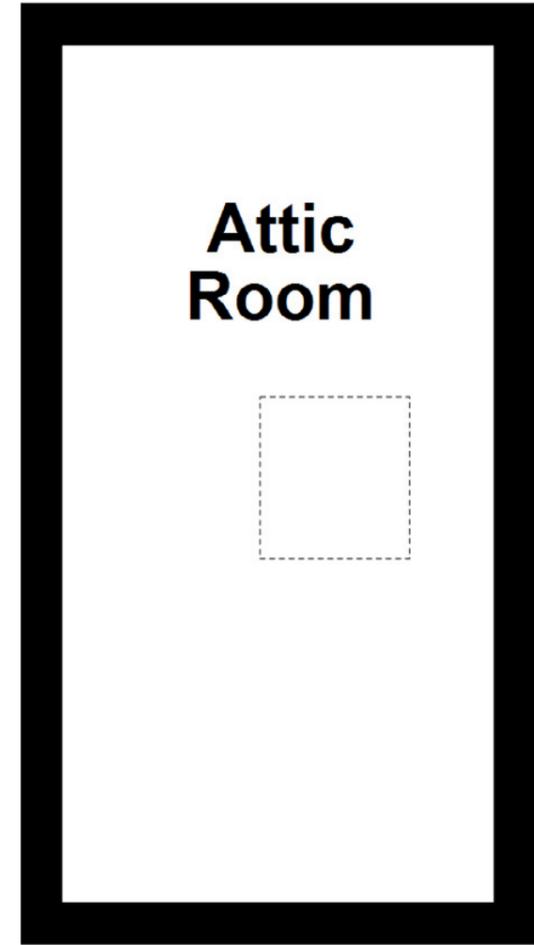
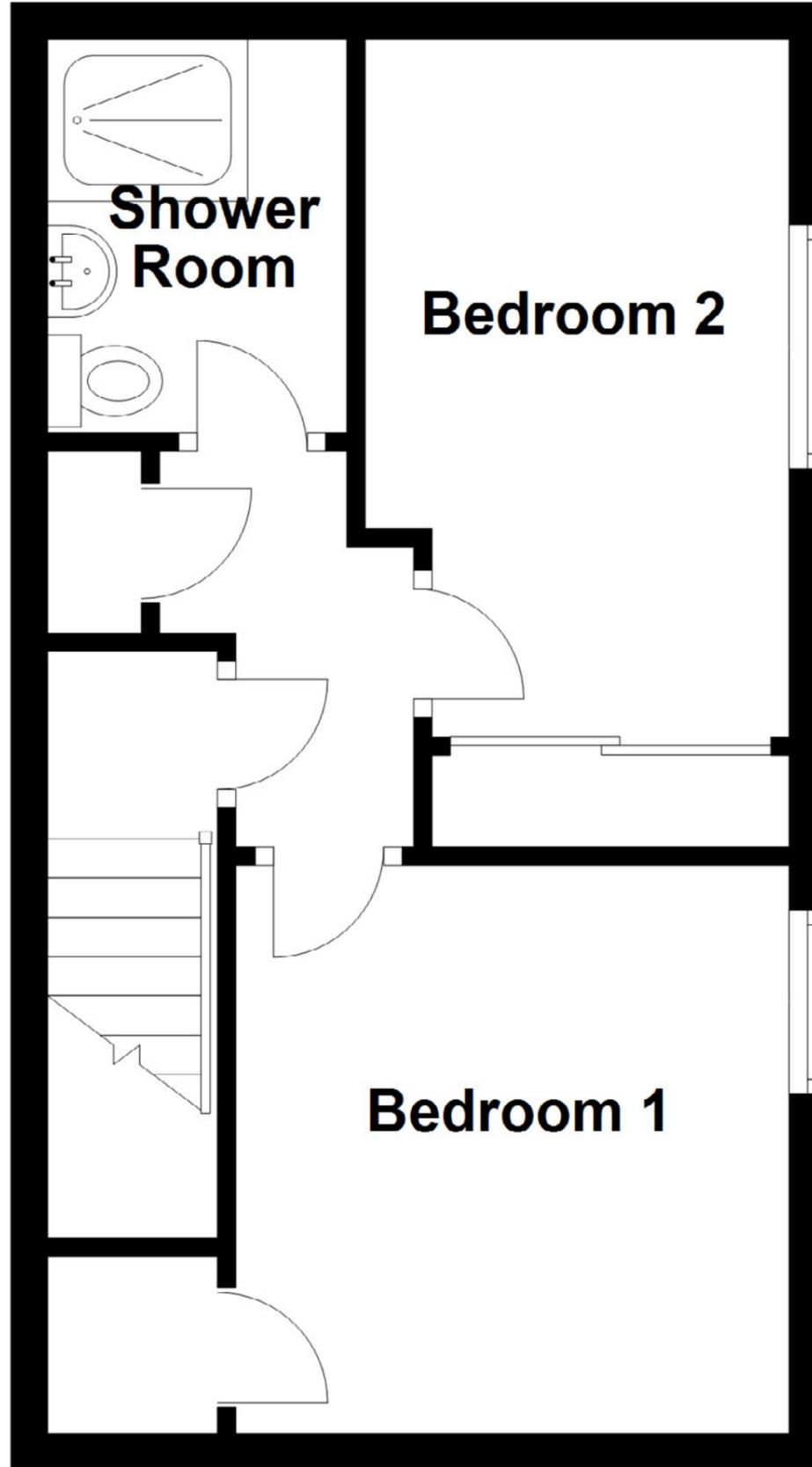
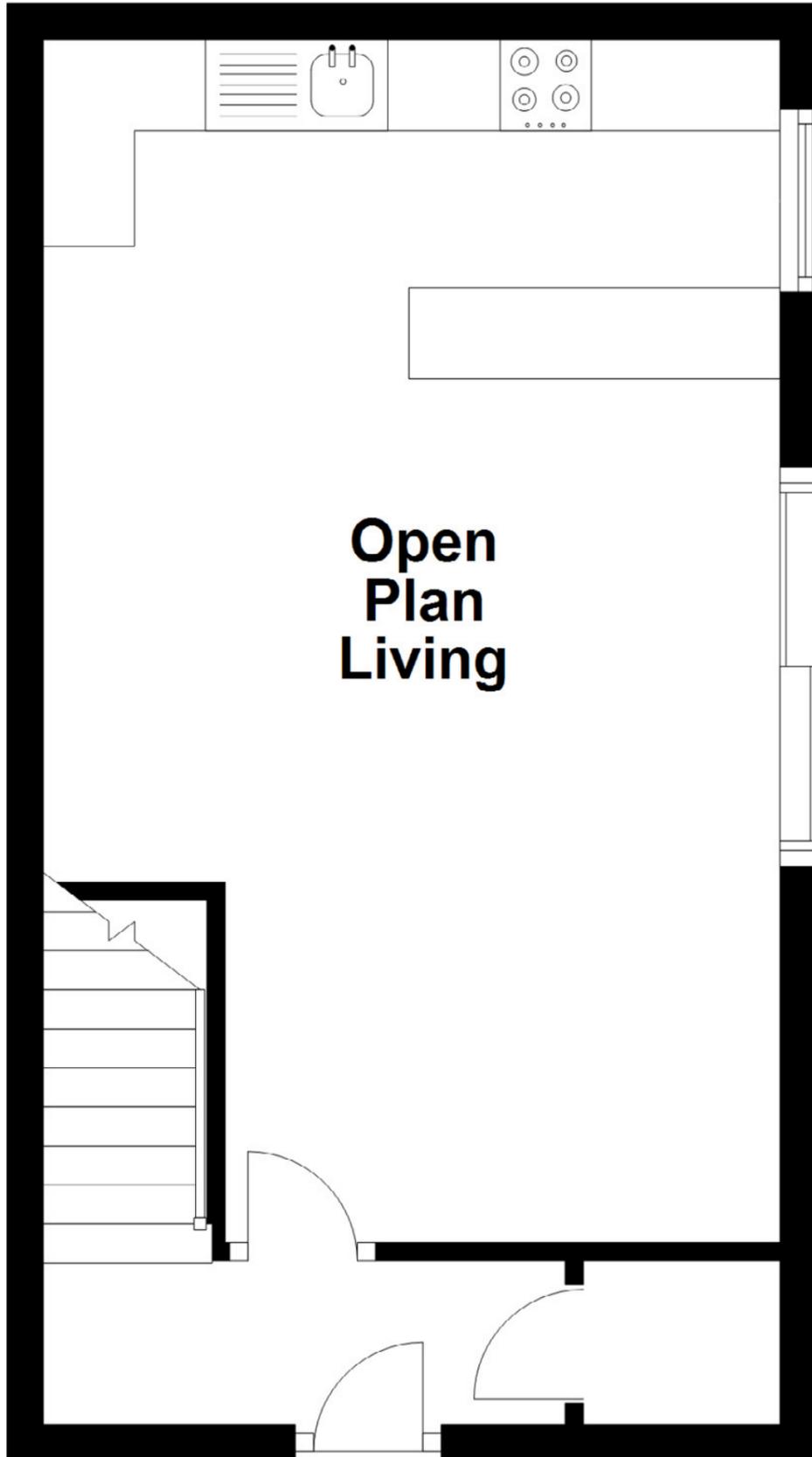


The shower room ties in nicely with the rest of the property, as expected, also finished to a high standard with fresh tiling and a spacious electric shower.



The flat has the added benefit of being on the top floor which is access to a large floored attic which is accessed via Ramsay ladder and has been set up for use as a potential home office.

In addition to this, the property includes residents parking for two vehicles, communal maintained rear gardens, secure entry system, double-glazed windows and gas central heating making for a warm home, year-round.



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	6.60m (21'8") x 4.04m (13'3")
Bedroom 1	3.09m (10'2") x 3.02m (9'11")
Bedroom 2	3.80m (12'6") x 2.31m (7'7")
Shower Room	2.14m (7') x 1.63m (5'4")
Attic Room	4.11m (13'6") x 2.06m (6'9")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: C

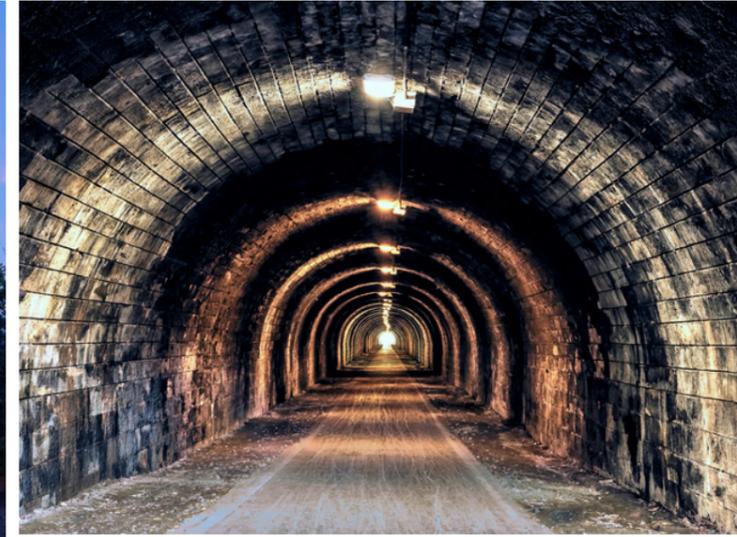
## THE LOCATION

The property is situated within the sought after area of Newington close to excellent local day to day shopping requirements. 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.

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.



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 and Edinburgh University is in walking distance.

The property is also in close proximity to central Edinburgh with Princes Street, Edinburgh Castle, tram and trains links, are only 5 minutes by car. Similarly the charming area of Duddingston with its historical Sheeps Heid bar (Edinburgh's oldest licensed public house dating back to 1360) can be accessed via the unique innocents railway tunnel bike route.



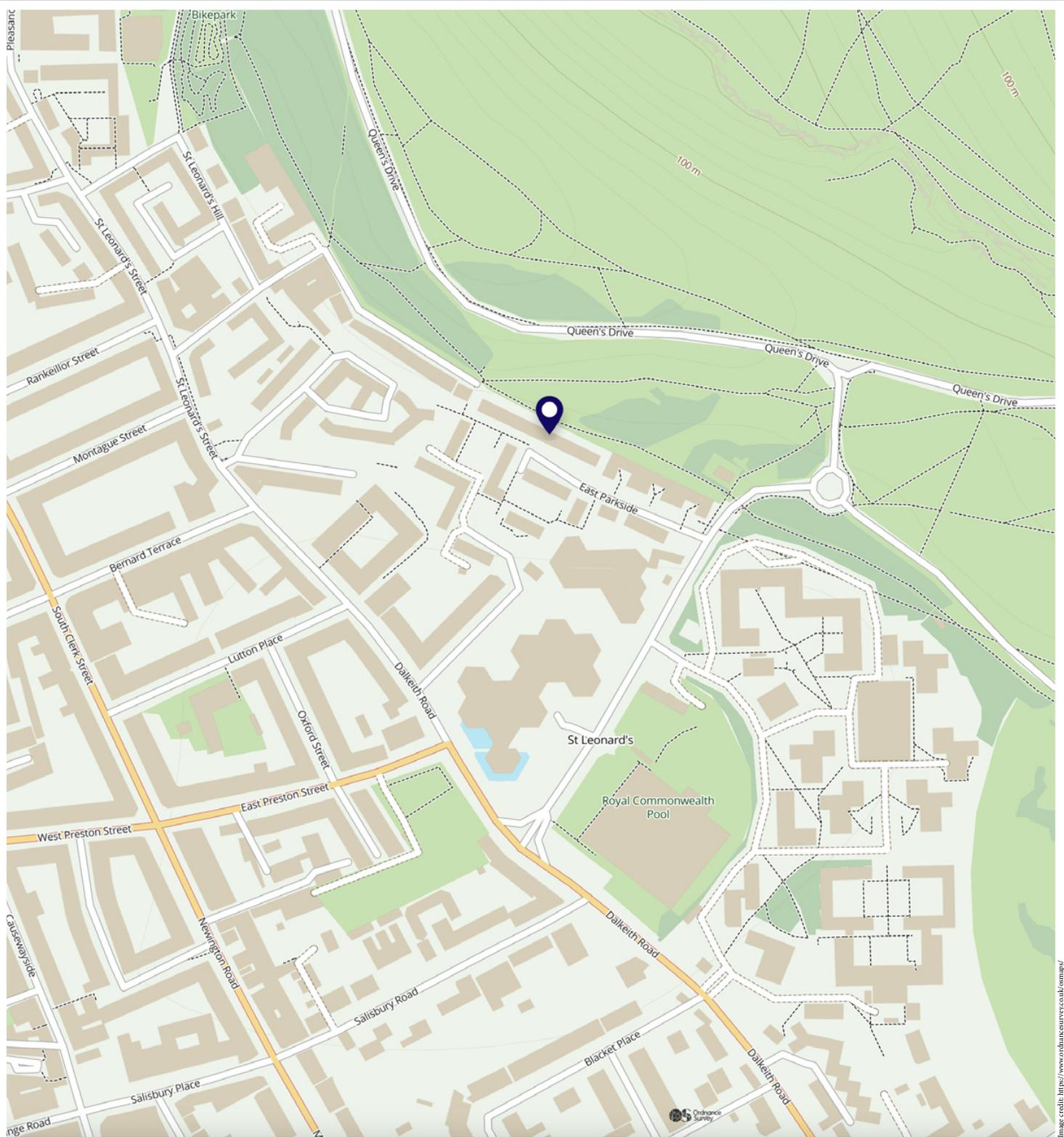


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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