



Deans Properties

Deans Solicitors and Estate Agents LLP



**Ardoch Mews, 40 Suffolk Road Lane
Newington, EH16 5NZ**



SEMI-DETACHED HOUSE

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Shower Room
- Conservatory
- Private Garden
- Driveway
- Gas Central Heating
- EPC Rating -E



Forming part of a quiet street, this charming traditional semi-detached villa is situated in the highly desirable location of Newington. The property is close to a variety of amenities with Cameron Toll Shopping Centre within walking distance and the City Centre being easily accessible by way of an excellent public transport service. The spacious accommodation would make an ideal purchase for the professional couple/young family and comprises: welcoming entrance hallway, generously proportioned dual aspect sitting/dining room with feature period fireplace, well laid out modern fitted kitchen, lovely conservatory with French doors to the garden and downstairs modern shower room. An iron balustrade leads to the upper hallway with three delightful good sized double bedrooms and bathroom with white three-piece suite and shower. There is an established private garden located to the side of the property with a driveway providing off-street parking. The property benefits from gas central heating. Included in the sale are fitted carpets & floor coverings, integrated microwave & oven, hob, hood, fridge, freezer, washer dryer, light shades and all blinds. All appliances included are sold as seen with no warranty provided.

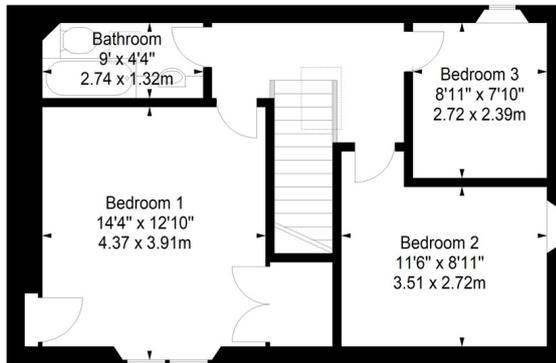




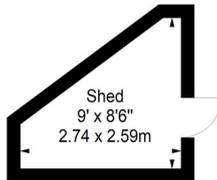
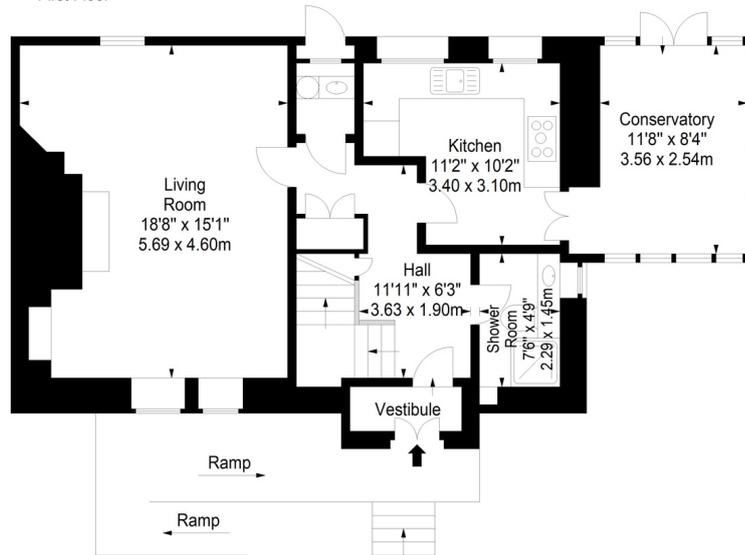
**Ardoch Mews,
40 Suffolk Road Lane,
Newington,
Edinburgh, EH16 5NZ**



Approx. Gross Internal Area
1208 Sq Ft - 112.22 Sq M
Shed
Approx. Gross Internal Area
53 Sq Ft - 4.92 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Ground Floor

Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties 
Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk