



Flat 4, 33 Parkside Terrace

Newington, Edinburgh EH16 5XP

Description

Flat 4, 33 Parkside Terrace is a superb 3 bedroom first floor flat situated in a popular modern development in the highly desirable area of Newington. The flat offers wonderful views towards Salisbury Crags and Arthur's Seat from the rooms to the rear and a lovely open aspect to the front. A well maintained shared garden is situated to the rear of the building and there is also private residents' parking.

The accommodation comprises - hall with large storage cupboard; sitting/dining room with French doors to a west-facing Juliet balcony; modern fitted kitchen with appliances; master bedroom with en-suite shower room and built in wardrobe; two further double bedrooms one of which has fitted wardrobes; and bathroom.

“Superb 3 bed flat with stunning views to Salisbury Crags”

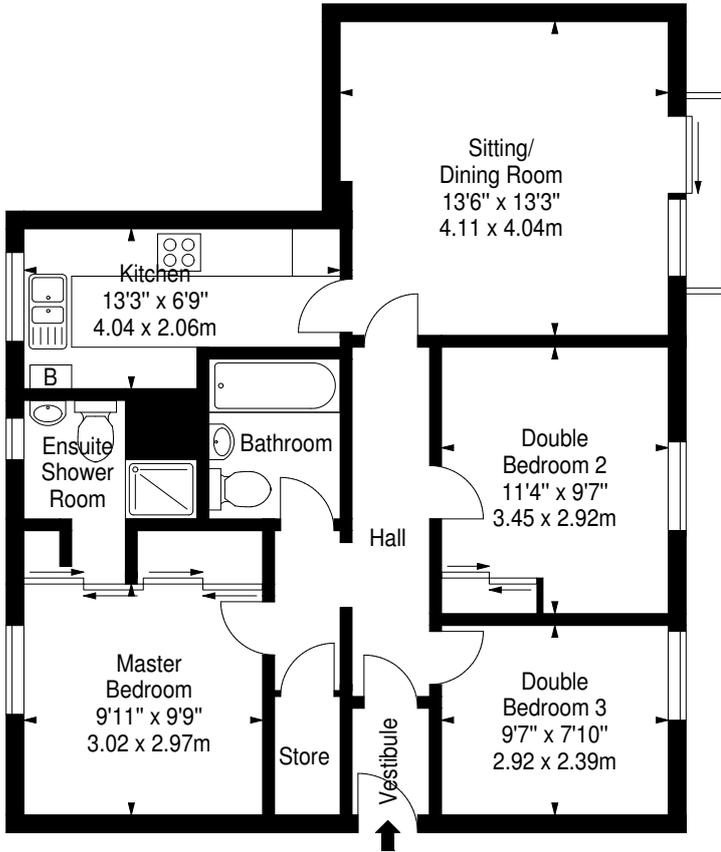
Location

Newington is a highly sought after residential neighbourhood served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat and Holyrood Park all located nearby. The area is also well suited for access to the City Centre, Royal Infirmary of Edinburgh and Edinburgh University with an excellent range of bus services and cycle paths close by.

Garden

There is a well maintained shared garden to the rear of the block.

Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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First Floor



Parking

Each flat has two parking permits for the residents car park situated to the front of the building provides.

Services

The flat has gas central heating and double glazing is fitted throughout.

Fixtures and Fittings

All fitted carpets, curtains, blinds and light fittings are included in the sale price as are the hob, oven, extractor hood, washer/dryer, fridge/ freezer and dishwasher in the kitchen. The wall mounted television is not included.

EPC Rating B

Home Report

The Home Report is available to be downloaded from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.