



110/2 Nicolson Street

Newington, Edinburgh, EH8 9EJ

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This welcoming first-floor flat forms part of a late eighteenth-century B-listed building, situated in the highly sought-after Newington area of Edinburgh. The two-bedroom home is perfectly located a mere stone's throw from fantastic amenities, cafés, eateries, and bus links. It is also a short walk to the heart of the city centre, making it ideal for professionals, couples, and young families alike. Furthermore, the property is neutrally decorated, offering bright and spacious accommodation, complete with excellent built-in storage.

Accessed via a secure telephone-entry system and a shared stairwell, the flat's front door opens into a central hall with generous storage cupboards. The hall's neutral decoration continues into the living/dining room, which lays in wait behind glazed doors. Here, a spacious footprint allows for a varied choice of comfortable furnishings, as well as a table and chairs for sociable dining. West-facing twin windows also ensure a light-filled ambience throughout the day, framing lovely views along Newington and of the Gothic-style (B-listed) Southside Community Centre. Just off the living area is a well-appointed kitchen, fitted with timber-toned base and wall cabinets and generous worksurface space in granite effect. It offers ample storage and practicality; plus, it comes with an integrated oven and gas hob. An undercounter fridge and washing machine are included as well. On the opposite side of the hall, the two double bedrooms catch the morning light. Both are well proportioned and both are decorated in light neutral hues.



Features

- A spacious first-floor flat in Newington
- Part of a traditional B-listed building
- Within the South Side conservation area
- Neutrally decorated interiors throughout
- Entrance hall with generous storage
- Spacious living and dining room
- Well-appointed fitted kitchen
- Two double bedrooms with storage
- 3pc bathroom with overhead shower
- Controlled permit parking (Zone 3)
- Gas central heating system
- Sash windows and secondary glazing
- EPC Rating - C





“A spacious first-floor flat in Newington with a spacious living and dining room, a well-appointed fitted kitchen and two double bedrooms with storage”







The principal bedroom features a built-in wardrobe, whereas the second bedroom has a built-in cupboard. A three-piece bathroom (with an overhead shower) completes the accommodation. The property has gas central heating and traditional 12-pane sash and case windows, with secondary glazing applied to the living room and kitchen.

For enjoying the outdoors, some of the capital's best loved green spaces are just a brief stroll away, including The Meadows, Arthur's Seat and Holyrood Park. Residents also have access to controlled permit parking (Zone 3) – a convenient feature in the city centre.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge and a washing machine to be included in the sale.

Newington, Edinburgh

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.



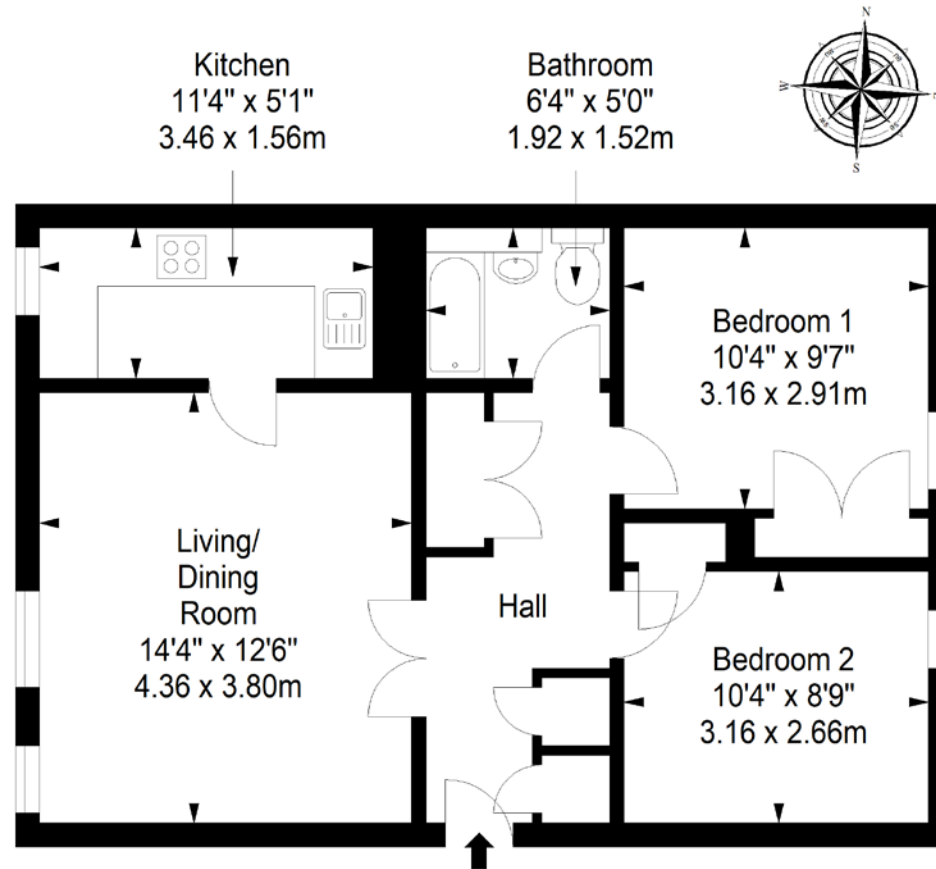


View from the apartment

Floorplan

First Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.3 sq. feet)

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