



## 172/3 Causewayside, Edinburgh, EH9 1PN

Bright, Southerly-West Facing, Three-Bedroom, Third (Top) Floor Flat

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# Property Description

Bright, southerly-west facing, three-bedroom, third (top) floor flat, forming part of a period stone-built terrace. Conveniently located in the sought-after Newington area, just south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room and kitchen, a double bedroom, two single bedrooms and a bathroom.

A superb high amenity city location including universities, theatres, and the open spaces of The Meadows and Holyrood Park. Featured include a fitted kitchen, continuous contemporary flooring, excellent built-in storage, electric heating and double glazing.

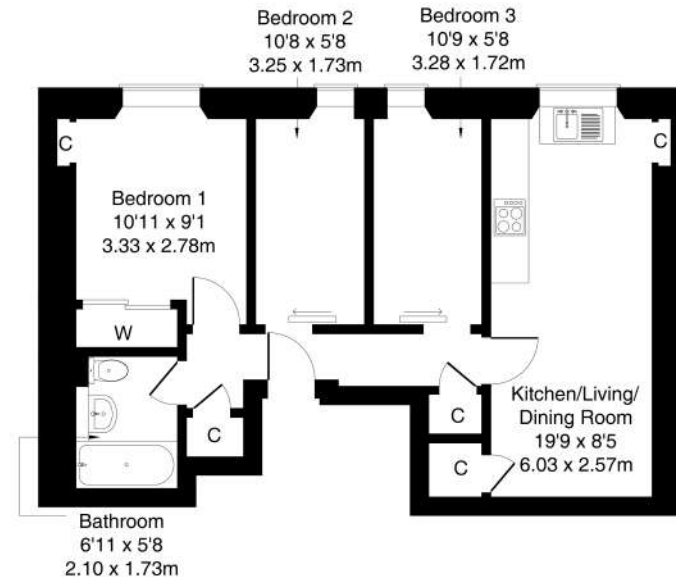
With its southerly-west facing aspect, offering excellent natural light and skyline views, there is also a secured entry system and a patio garden to the rear.

A welcoming entrance hall affords access throughout the property, and features superb storage with two convenient built-in cupboards. With wood effect flooring continuing from the hall, a well-proportioned public room offers space for lounge and dining furniture, light decor and a built-in storage cupboard. Whilst set to the front of the room, the kitchen is fitted with wall and base units, a wood effect surround, a sink with drainer, with freestanding appliances including an electric cooker, washing machine and fridge/freezer.

A spacious double bedroom is finished with light neutral decor and features a built-in wardrobe with further built-in storage above, wood effect flooring and an open press with shelves; whilst two further bedrooms are similarly sized and finished, also with light decor and wood effect flooring. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite including an electric shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore. A convenient location for Edinburgh University, The Royal Infirmary and the Scottish Parliament, there





are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access to and from the city centre.







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