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Ina Kremer 0790 602 3131



## 172 (3FR) Dalkeith Road Newington, Edinburgh EH16 5DX



Ina Kremer of RE/MAX Town and Country Newington is delighted to bring to the market this attractive top floor flat situated within the much sought after area of Newington. Three bedrooms, hallway, lounge, kitchen, bathroom. Gas central heating. Shared garden to rear. Secure entry system.

***"Nobody in the world sells more property than RE/MAX"***

Smoke Alarms - It is imperative that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

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For more information, contact:

• RE/MAX Town and Country • 22 Newington Road Edinburgh EH9 1QS •  
Telephone: 0800 321 3261 • Email: [ikremer@remax.net](mailto:ikremer@remax.net) • [www.remax-townandcountry-edinburgh.co.uk](http://www.remax-townandcountry-edinburgh.co.uk) •

OFFERS OVER £205,000  
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CALL INA KREMER  
ON 0790 602 3131



### PROPERTY

The property for sale is a lovely laid out top floor flat forming part of a traditional block, complete with secure entry phone system. Hallway, bright front facing lounge, modern fitted kitchen with appliances, two double bedrooms, one single bedroom or study and bathroom. Gas central heating. Shared garden to rear. Street level altitude is 62m / 203ft.



### NOTES

- Viewing is strictly by appointment with the listing estate agent.
- Visit [www.remax-scotland.com/71211015-20](http://www.remax-scotland.com/71211015-20) for up to date info about this property and to locate it on a satellite map (see the layout of the garden), find out more about the area and download PDF schedules, virtual tour and floor plan.
- It is important that your solicitor notifies this office of your interest; otherwise this property may be sold without your knowledge.

### CONTACT INA KREMER

- If you or someone you know are interested in this property or other properties in this area ...
  - If requiring a FREE VALUATION of your property and an estimate of all costs involved in selling and purchasing ...
  - If you would like to have your property presented in the same way and benefit from our competitive marketing package ...
- ... call Mobile 0790 602 3131  
 .... or Free Phone 0800 321 3261  
 ... visit [www.remax-inakremer.co.uk](http://www.remax-inakremer.co.uk)

### Bedroom Three 10'1" x 6'7" / 3.08m x 2.01m

Single bedroom (could be used as a study/office) with westerly aspect to the rear overlooking the communal garden. Recessed double glazed window with roller blind. Simple cornice, ceiling pendant light, ceiling mounted smoke alarm. Sanded and varnished floorboards, central heating radiator. Telephone point.

### Bathroom

The bathroom is fitted with a white three-piece suite comprising WC, pedestal wash hand basin and bath. There is a shower over the bath (Mira Excel shower) with splash back tiling and shower curtain. Chrome heated towel rail. Vinyl flooring and extractor fan. Double glazed window to the rear. Three halogen spotlights.



### Garden

To the rear of the property is a good size, well tended west facing communal back garden laid to lawn and some mature borders.

### Other (Extras)

The flat will be sold as seen: to include the light fittings, floor coverings, white goods in the kitchen and the existing furniture.





**Bedroom Two 12'10" x 9'6" / 3.92m x 2.92m**

Quietly located to the rear of the property with a delightful aspect overlooking gardens, this is a generously proportioned double bedroom. Recessed double glazed window with curtains. Pendant ceiling light, carbon monoxide detector/alarm, smoke alarm and central heating radiator. Fitted carpet. Cupboard housing the central heating boiler. Air vent. Walk in cupboard with hanging rail, mirror and light



**Living Room/Dining Room 19'5" x 11'10" / 5.94m x 3.62m**

Bright front facing lounge with feature triple bay window with curtains, enjoying superb easterly views overlooking Salisbury Crags. Period horseshoe gas fire place with timber mantelpiece and marble hearth, forming an attractive focal point. Also warmth generated by a central heating radiator. Stylish décor, with ornate cornice and centre rose with pendant light. Sanded and varnished floorboards, high skirting. Shelved Edinburgh press. Sufficient free floor space to accommodate a table and seating for six with ease. Power points. TV outlet. Smoke alarm.





**Kitchen 10'9" x 8'2" / 3.30m x 2.50m**

The kitchen is located internally and is fitted with a good supply of base and wall mounted units in a light wood grain finish, with contrasting worktop surfaces. Incorporated stainless steel sink and drainer with mixer tap. Part stainless steel splash back for ease of maintenance. The four ring gas hob, electric oven, chimney style extractor hood, fridge-freezer, washing machine and dishwasher are all to be included within the sale price. Matching vinyl flooring. Expel air fan, smoke alarm and central ceiling spotlights. Space for dining table and chairs.



**Reception Hall 17'3"x8'0" / 5.26m x 2.44m**

A security entry phone system gives access into a very well kept communal entrance stairwell. Original ornate iron balustrade with hardwood top rail. The top right flat is entered via a timber door with glazed transom above. Welcoming, centrally located hallway with doors leading to all apartments. Simple cornice, centre rose and ceiling pendant light. Two smoke alarms. Radiator. Wall mounted entry phone handset. Shelved cupboard housing the fuse box and electricity meter. Sanded and varnished floorboards.



**Bedroom One 16'0" x 9'6" / 4.88m x 2.91m**

Attractively presented double bedroom with sash and case recessed window to the front of the property, enjoying similar views to that of the lounge. Central pendant light, simple cornice, stripped wood flooring, high skirting, central heating radiator and smoke alarm. Ample space for the usual bedroom furniture.

