



**21 CARNEGIE COURT, NEWINGTON
EDINBURGH, EH8 9SN**

**OFFERS OVER
£185,000**

We are delighted to bring to market this extremely attractive duplex property, situated in the highly sought after area of Newington next door to Holyrood Park. The flat is tastefully presented with modern neutral colour schemes and offers well-proportioned accommodation. The home benefits from a stylish modern kitchen and contemporary bathroom. There is double glazing, gas central heating and good storage.

ACCOMMODATION

Hall, sitting room / dining room, fitted kitchen, two double bedrooms, bathroom (with shower over) and two storage cupboards.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
**Solicitors &
Estate Agents**

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LOCATION

Newington is a vibrant cosmopolitan area with an abundance of cafes, bars and restaurants along with mainstream supermarkets and traditional shops. It is close to Edinburgh University and has excellent transport links to the city centre. It is within walking distance of the medieval old town and key attractions such as Edinburgh Castle, the National Museum of Scotland, the Royal Mile and the Meadows. The Commonwealth Pool is nearby with fantastic leisure facilities, including gym, soft play and cafe. The nearby Festival Theatre, Queens Hall and Pleasance Courtyard & Dome venues offer up a variety of cultural events and shows to suit all tastes.

THE PROPERTY

The front door opens on to a hall area with fitted carpets. There is a discrete wall cupboard which conceals the electricity meter and recently upgraded fusebox along with a second cupboard which is currently used as a coat rack and shoe store. There is also a stair to the upper floor and hall.

The sitting room / dining room has a very pleasant leafy outlook in summer for privacy (and a view of Holyrood Park in winter) and is a well-proportioned, airy room. There is a soft pile carpets and natural light provided by two large double glazed windows. There is a deep storage cupboard which runs under the length of the stairs. The stylish fitted kitchen has a series of wall and base mounted units with modern work surface. The boiler is discretely concealed in the end cupboard. The integrated electric hob, extractor hood, oven, washing machine and fridge/freezer will be included in the sale. The master bedroom has a built in wardrobe, with shelves and hanging rail. This too looks to the rear of the building with a leafy outlook, as does the second double bedroom.

The contemporary bathroom has a white three piece suite comprising: bath (with shower over and two shower screens), wash hand basin and WC. Attractive splashboard panelling surrounds the sanitary ware.

Further storage is located in the upper hall with a shelved cupboard adjacent to the bathroom.

GROUNDS AND PARKING

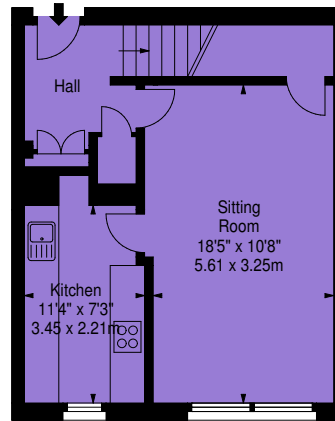
There is a shared drying green within Carnegie Court.

Bowmont Place has plenty of parking available for both residents and metered parking. Residents parking is also available within the development.

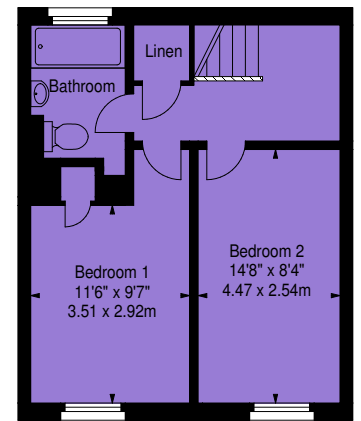
**21 Carnegie Court,
Edinburgh,
Midlothian, EH8 9SN**



Approx. Gross Internal Area
792 Sq Ft - 73.58 Sq M
For identification only. Not to scale.
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First Floor



Second Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

