

2/5 Hermits Croft

NEWINGTON, EDINBURGH, EH8 9RF



*WELL PRESENTED TWO DOUBLE
BEDROOM FLAT*



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McEwan Fraser Legal is delighted to present this spacious and well-presented two-bedroom top-floor flat, ideally located in the sought-after Hermits Croft development in Edinburgh's prestigious Newington district. Nestled in the lee of Arthur's Seat and within easy walking distance of the city centre, this property benefits from an excellent array of local amenities, making it an ideal purchase for first-time buyers or a sound opportunity for buy-to-let investors.

Internally, the accommodation is in good decorative order and centres around a bright and generously proportioned living room. With its neutral décor and flexible layout, it offers ample space for various furniture arrangements, perfect for both relaxing and entertaining.

The Property



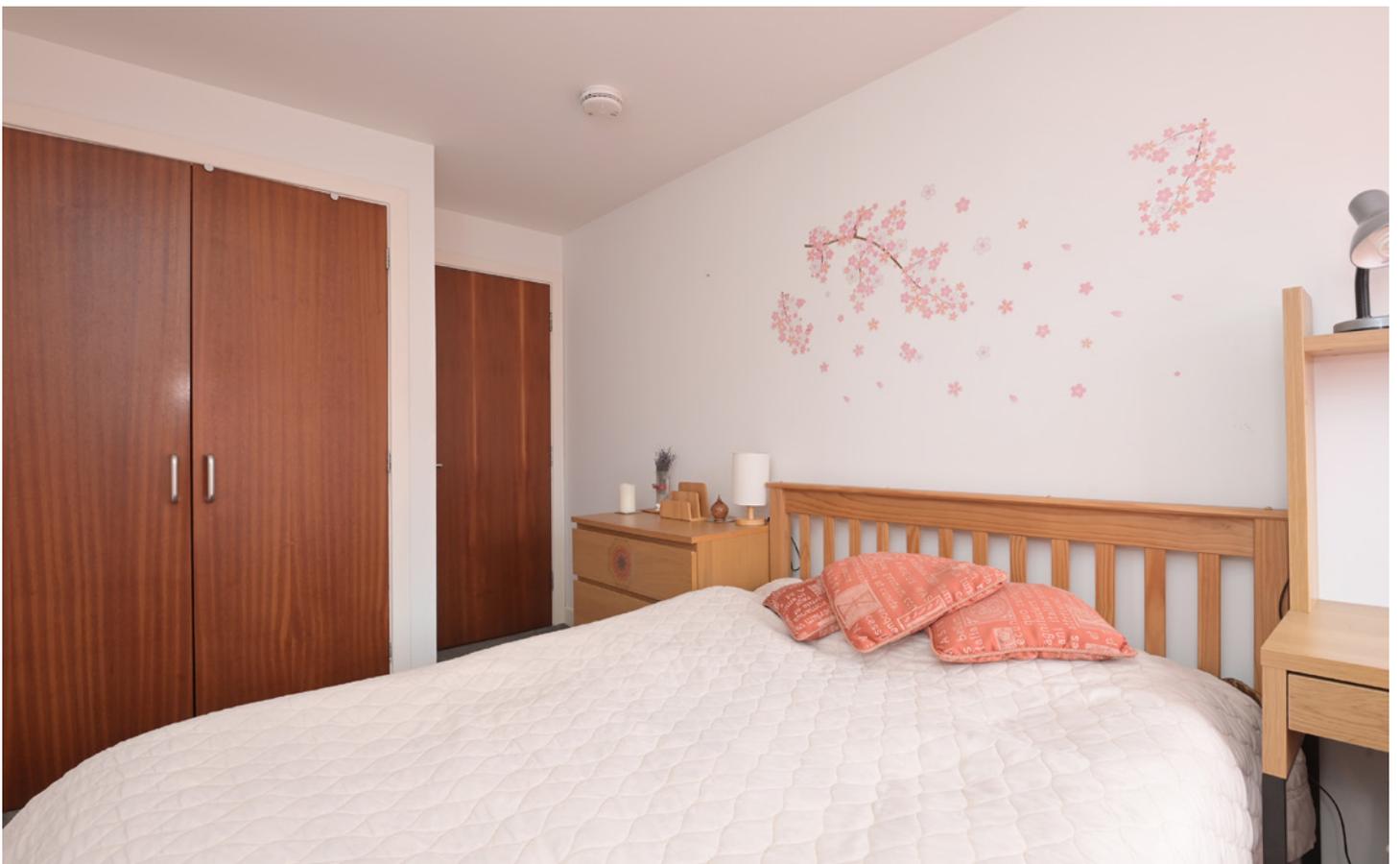


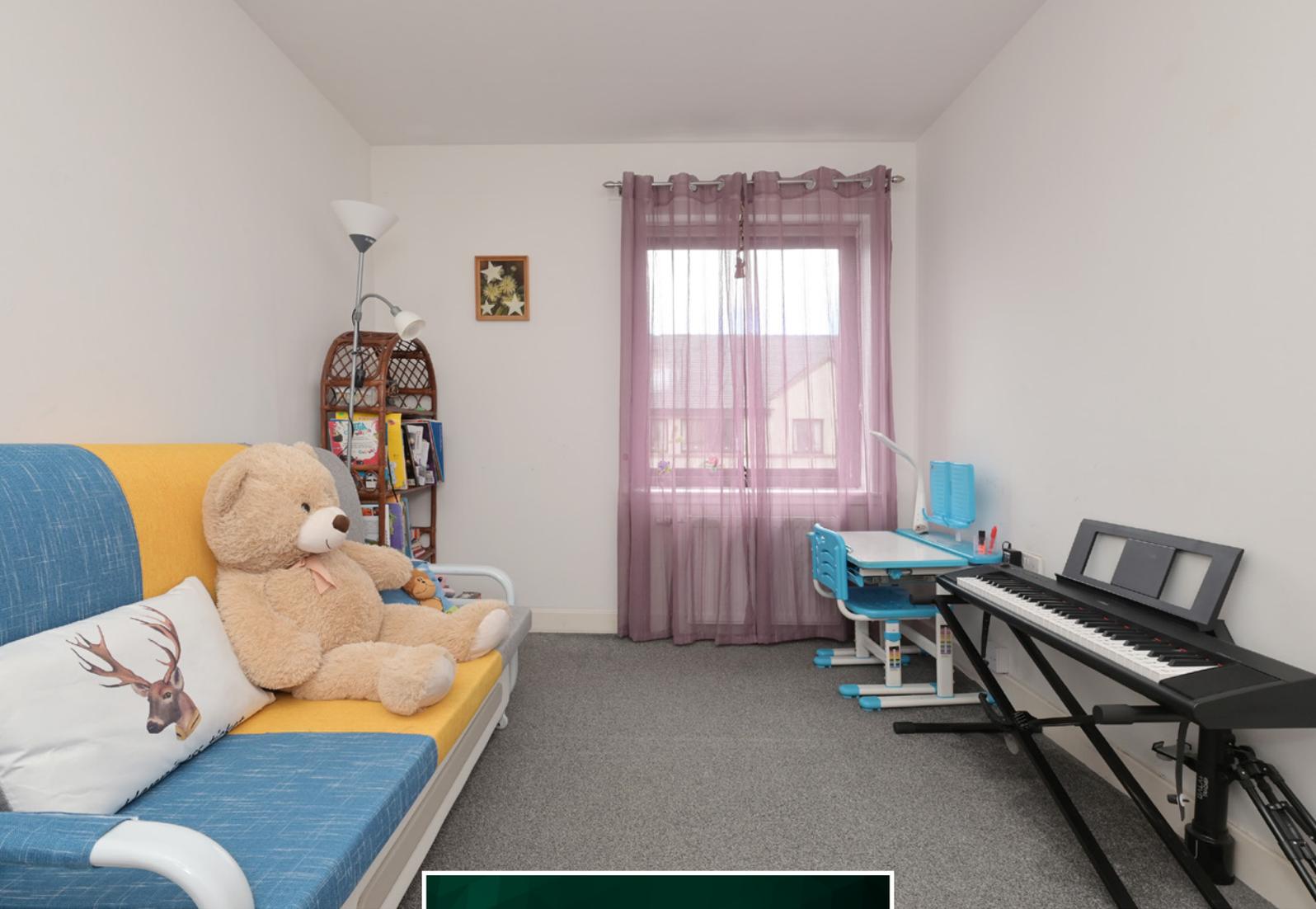
The separate kitchen is well-equipped with a range of base and wall-mounted units, complemented by a mix of integrated and free-standing appliances.





Both bedrooms are spacious doubles and benefit from built-in wardrobes. The principal bedroom offers additional space for free-standing furniture, while the second bedroom is also tastefully decorated in neutral tones.





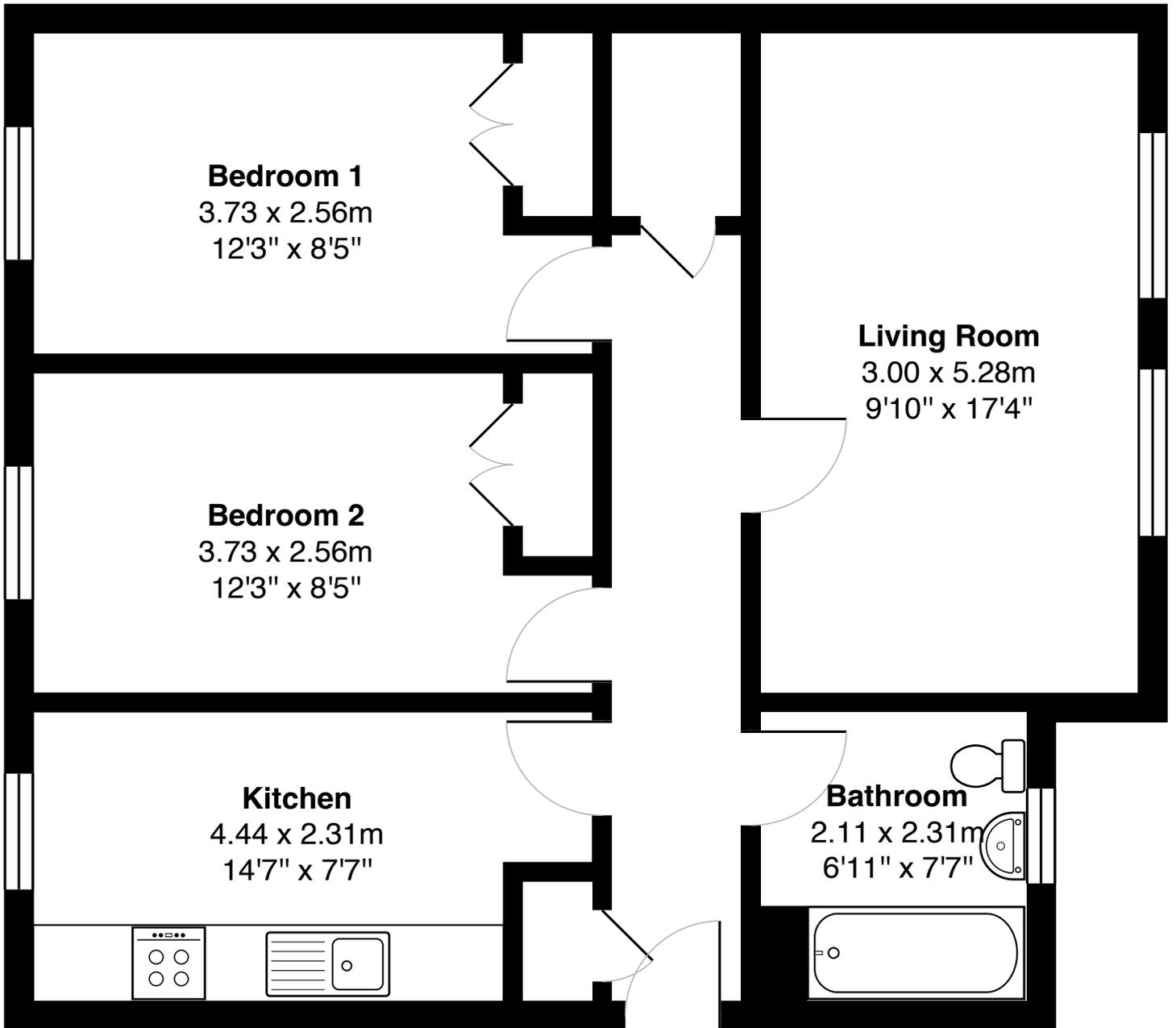
Bedroom 2





A well-proportioned bathroom completes the internal accommodation, featuring a white three-piece suite and a shower over the bath.





Gross internal floor area (m²): 66m²

EPC Rating: C



Additional features include gas central heating, double glazing, a secure entry system, two spacious cupboards in the hallway, and loft access for extra storage. Early viewing is highly recommended to appreciate the quality and location of this superb property.





Hermit's Croft is in a particularly sought-after pocket of Newington that is nestled on the southern edge of Holyrood Park. An excellent area for families and young professionals, the area gives easy access to a range of amenities including the Royal Commonwealth Swimming Pool, Holyrood Park, Arthur's Seat, Holyrood Palace, the Scottish Parliament Building, Duddingston Loch, Prestonfield and Duddingston Golf Clubs and Priestfield Tennis Club. The area is also well situated for access to the Royal Infirmary of Edinburgh and the Edinburgh University campuses.

On a more practical level, the property is within easy reach of Cameron Toll Shopping Centre. There are excellent bus services that provide routes across the city and, for drivers, one can connect easily with the City Bypass and the motorway network.

The area has good state schooling at both primary and secondary levels and there is ready access to a full range of independent schools.

The Location

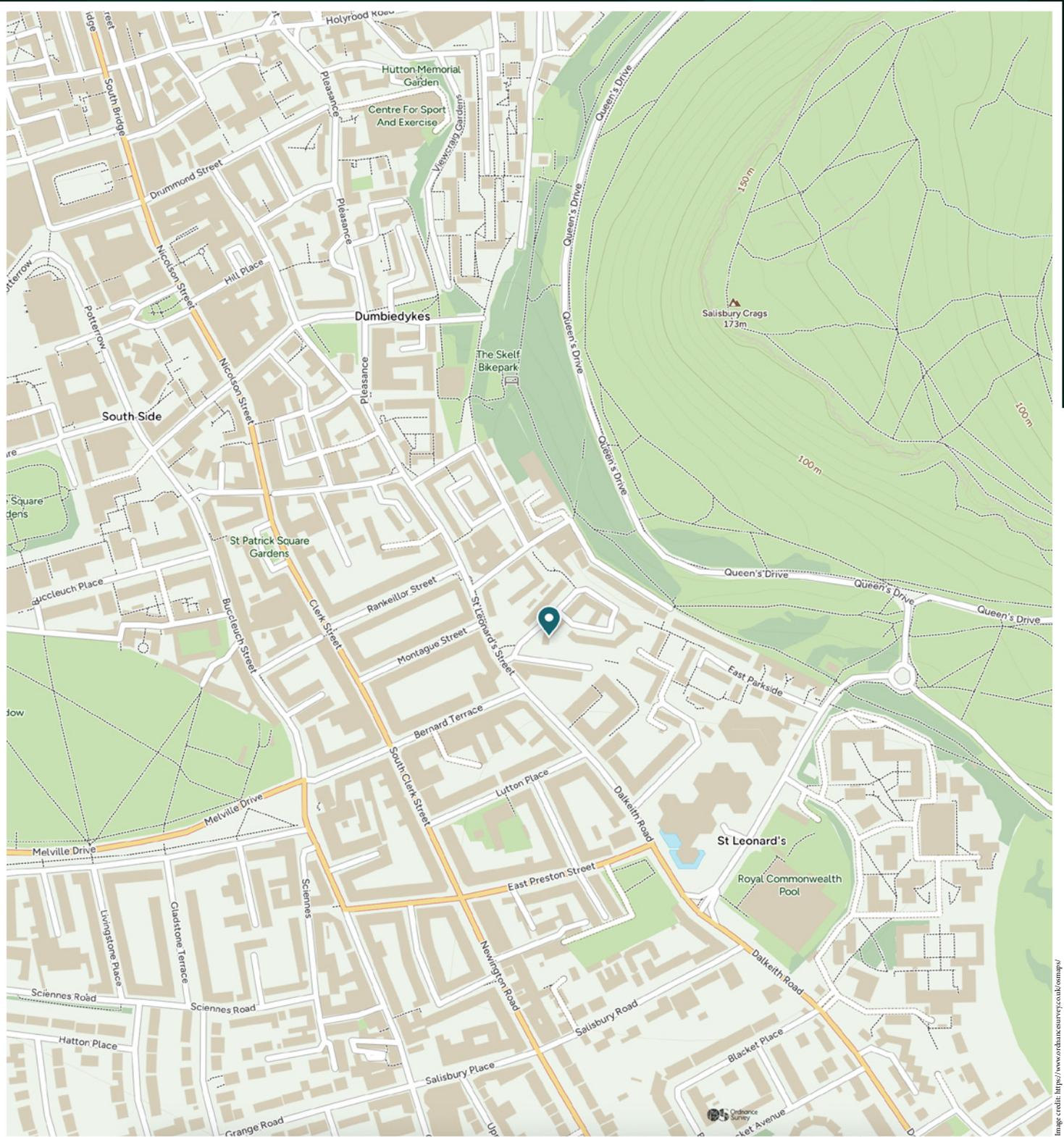


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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