

# 13/2 Suffolk Road

Edinburgh, EH16 5NR



5 bed



2 bath



1 public



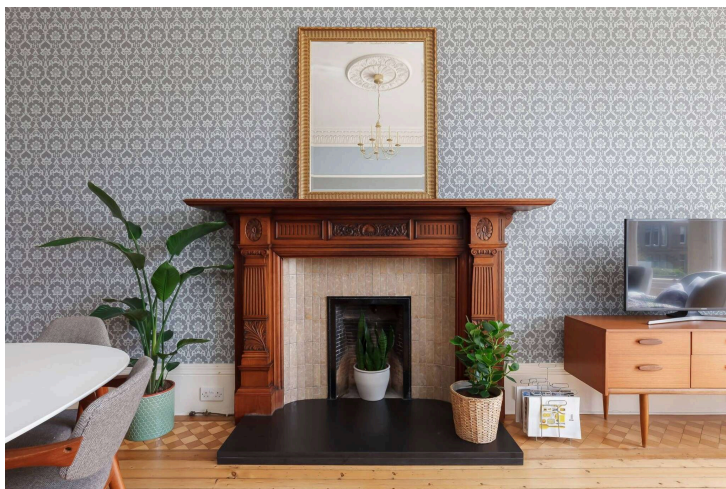


## Key Features

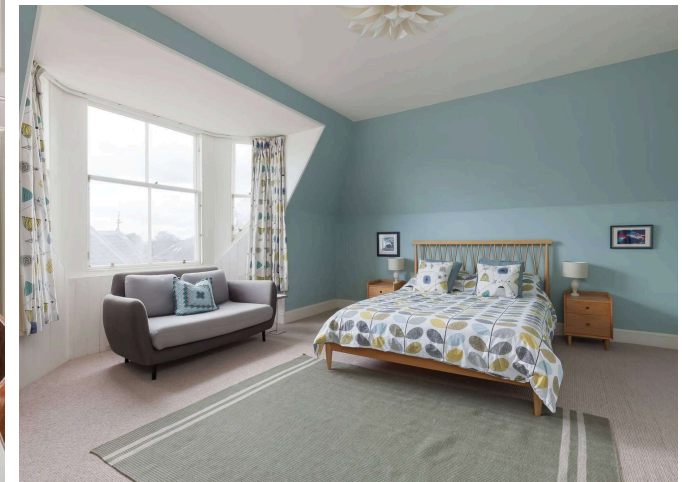
- Spacious five-bedroom flat
- Bright and airy living room
- Stylish Fitted Kitchen with Dining Space
- Versatile fifth bedroom/dining room
- Spacious Family Bathroom
- Principal bedroom with en-suite and dressing area
- Private main door entrance
- Enclosed Sunny Garden

EPC: D

Council Tax Band : F







## Location

The property is situated within the catchment area for the well regarded Sciennes and James Gillespie secondary schools, close to Cameron Toll shopping centre and the main university buildings at George Square and King's Building.

There are a wide variety of recreational amenities are nearby, and these include the Commonwealth swimming pool, gym and a softplay.

The city centre is easily accessible, with frequent bus connections, and easy access by car to Edinburgh Bypass, motorway network of central Scotland and Edinburgh airport.

With nearby green spaces and a strong sense of community, this is a highly desirable location offering both comfort and convenience.





Viewing  
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