



25/1 St Patrick Square
Newington, EH8 9EY

Deans 
Solicitors & Estate Agents LLP



BASEMENT FLAT

- Living Room
- Kitchen
- Three Bedrooms
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



This bright, spacious basement flat is located in Newington and offers a country cottage feel in the heart of the city. The property is perfectly located for access to a range of shops, supermarkets and popular bars and restaurants. Lovely outdoor space is available nearby at the Meadows and Arthur's Seat. The accommodation comprises; welcoming entrance hallway, generous living room with feature fireplace with wood burning stove, modern kitchen, three good-sized bedrooms and shower room. There is a shared garden to the rear accessed via a patio door from the main bedroom and the area benefits from on-street permit parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and lightshades. Other items may be available by separate negotiation.





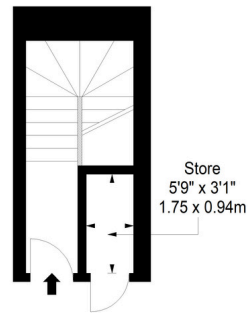
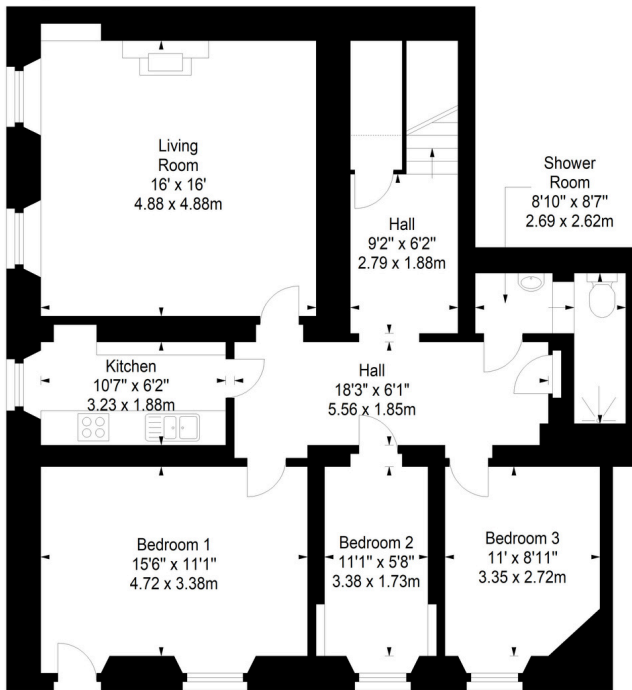
**St. Patrick Square,
Edinburgh, EH8 9EY**



Approx. Gross Internal Area
1150 Sq Ft - 106.84 Sq M
Store

Approx. Gross Internal Area
16 Sq Ft - 1.49 Sq M

For identification only. Not to scale.
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Lower Ground Floor

Ground
Floor
Entrance



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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