



14 (1F2) Clerk Street
Newington, EH8 9HX

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living/Dining Room
- Kitchen
- Box Room
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



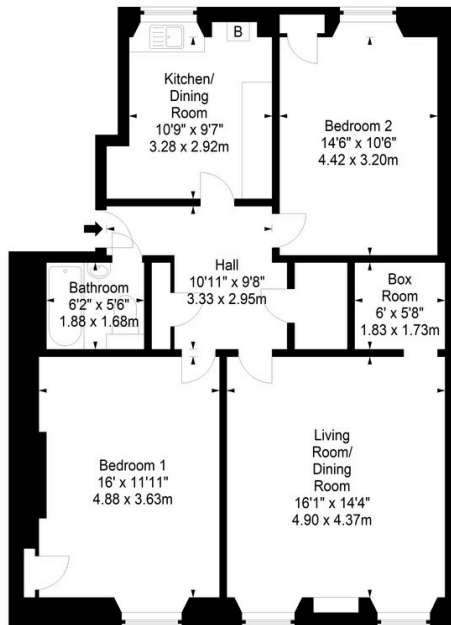
Situated within a traditional tenement in the highly desirable Newington area, this spacious first-floor flat is located just south of Edinburgh city centre. The property is perfectly positioned with easy access to local amenities, including shops, bars, and restaurants, as well as excellent public transport links. The University of Edinburgh's George Square campus is within walking distance, and both the Meadows and Arthur's Seat offer lovely outdoor spaces nearby. The accommodation comprises; welcoming hallway, spacious living room with space for a dining table, separate kitchen, boxroom, two generous double bedrooms and bathroom with shower over the bath. Additional benefits include a shared rear garden, double glazing and gas central heating. On-street permit parking is available in the area. Included in the sale are the: floor coverings, cooker, oven, fridge-freezer and lightshades. All included appliances are sold as seen with no warranty provided.



Clerk Street,
Edinburgh, EH8 9HX



Approx. Gross Internal Area
955 Sq Ft - 88.72 Sq M
For identification only. Not to scale.
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First Floor



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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