



14 (1F2) West Preston Street
Newington, EH8 9PU

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room/Bedroom 4
- Kitchen/Dining Room
- Three Double Bedrooms
- Two Shower Rooms
- Shared Rear Garden
- Double Glazing & GCH
- EPC Rating – C



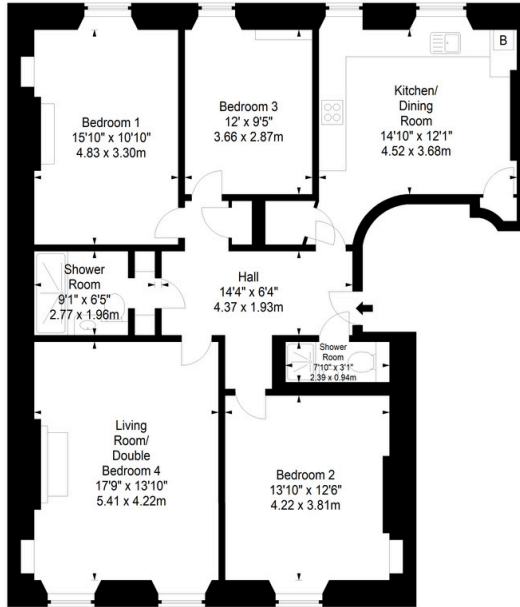
Forming part of a traditional tenement building, this bright and spacious first floor flat is situated in the popular area of Newington, south of Edinburgh city centre. The property is close to a wide range of local amenities including shops, bars, cafes and restaurants and convenient bus routes to the city centre and surrounding areas. Nearby there are lovely outdoor areas at The Meadows, Arthur's Seat and Holyrood Park. The property has been newly redecorated and refurbished throughout and comprises; welcoming hallway, spacious, south-facing living room/bedroom, separate, large, modern kitchen/dining room, three good-sized double bedrooms and two stylish shower rooms, one with ample shelf storage. Externally, there is a shared garden to the rear and there is on-street permit parking available in the area. The property currently holds a valid HMO license and benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided.



West Preston Street,
Edinburgh, EH8 9PU



Approx. Gross Internal Area
1215 Sq Ft - 112.87 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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