



**137/12 St Leonards Street
Newington, EH8 9RB**

Deans 
Solicitors & Estate Agents LLP



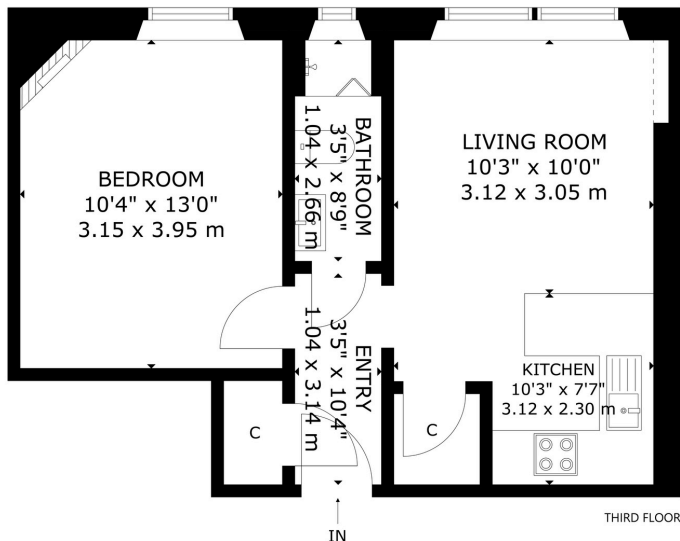
THIRD FLOOR FLAT

- Bright South-West Facing Flat
- Prime Newington Location
- Open-Plan Living Space
- Double Bedroom
- Shower Room
- Electric Heating & Sash & Case Windows
- Panoramic Roof Terrace
- Scandinavian-Inspired Interiors
- On-Street Permit & Pay Meter Parking
- EPC Rating- E



Quietly positioned to the rear of a traditional tenement overlooking beautiful gardens, this beautifully finished third-floor flat lies within the highly sought-after Newington conservation area. Offering rare peace and privacy, alongside breathtaking 360-degree views from a unique communal roof terrace. Just a short walk from the Meadows, Holyrood Park and the city centre, it's perfectly located for both green space and urban living. In immaculate, move-in condition, the property would make an ideal first home or investment. A secure shared entrance leads to a welcoming hallway with built-in storage. The stylish south-west facing lounge, with twin sash windows, opens onto a sleek, high-spec contemporary kitchen with quality integrated appliances and a practical utility cupboard. The spacious double bedroom features a characterful fireplace and a super-king sized bed, while the modern shower room includes a heated LED anti-fog mirror. The roof terrace is a standout feature, offering stunning panoramic views across the Edinburgh skyline. Additional benefits include Wi-Fi-enabled electric heating, traditional sash and case windows, on-street permit and metered parking. The property is available fully furnished if desired, with all fitted flooring, integrated appliances (induction hob, oven, dishwasher, fridge freezer), and a smart TV. All appliances are to be sold as seen with no warranty provided.





137/12 ST LEONARDS STREET, EH8 9RB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 412 SQ FT / 38 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk



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.

Deans 
 Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk