

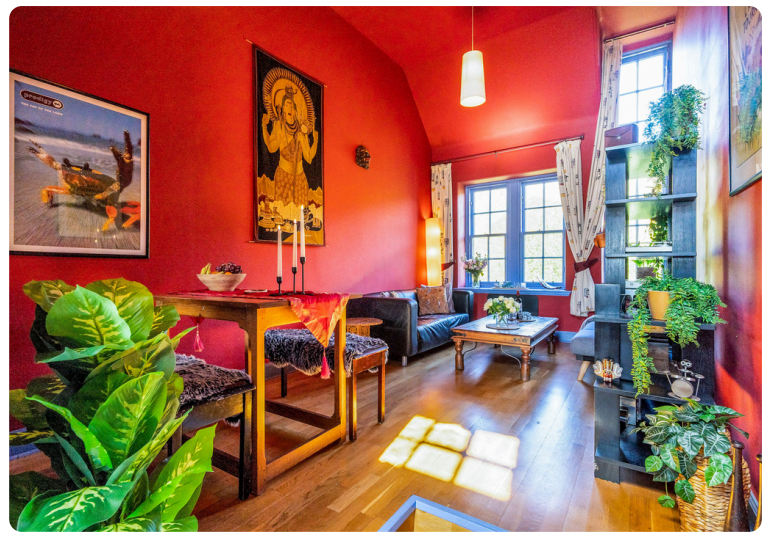


deans 

9/25 St Leonard's Crag  
Newington, EH8 9SP

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Solicitors & Estate Agents LLP





## FIRST FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Attic Storage
- Landscaped Communal Grounds
- Residents' Carpark
- Partial Double Glazing
- EPC Rating – E



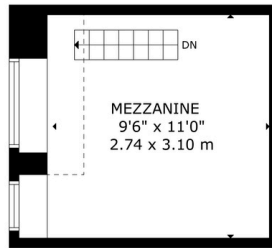


Impressive first floor flat with unobstructed views of Edinburgh Castle, Arthur's Seat and the Salisbury Crags forming part of a charming, B-listed converted school in Newington, slightly south of Edinburgh city centre. The property is in a prime location for access to convenient amenities, leisure facilities, highly regarded schooling and Edinburgh University. There are plenty of greenspaces nearby, with Holyrood Park and Arthur's Seat on the doorstep and The Meadows within easy reach. There are excellent public transport links and road connections to the City Bypass and Motorway Networks. The accommodation is full of character and comprises; generous living room/dining room with wonderful high ceilings, separate kitchen, two well-proportioned double bedrooms with mezzanine levels and bathroom with shower over bath. An attic offers convenient storage space. Neatly landscaped, shared grounds surround the property there is a residents' carpark. The property is partially double glazed and has an electric heating system. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and lightshades. All included appliances are sold as seen with no warranty provided.

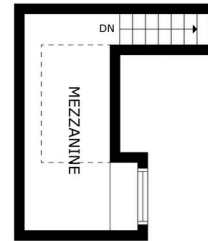




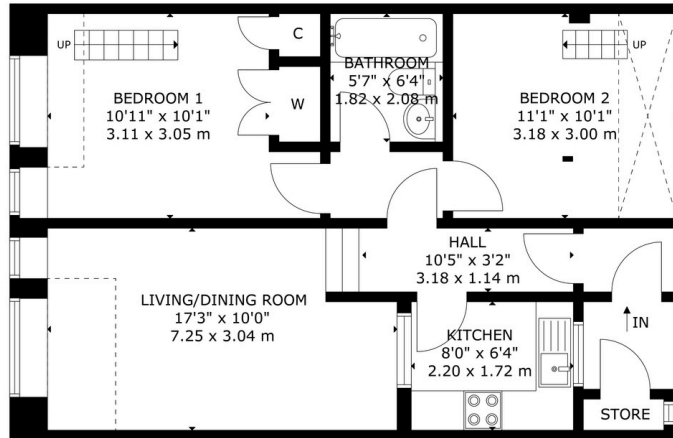




MEZZANINE



ATTIC



FIRST FLOOR

9/25 ST LEONARDS CRAG, EH8 9SP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 896 SQ FT / 84 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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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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