



1/7 New Johns Place
Newington, EH8 9HX

Deans 
Solicitors & Estate Agents LLP



DOUBLE UPPER FLAT

- Living/Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Communal Gardens
- Residents' & Guest Parking Spaces
- Double Glazing & GCH
- EPC Rating – C



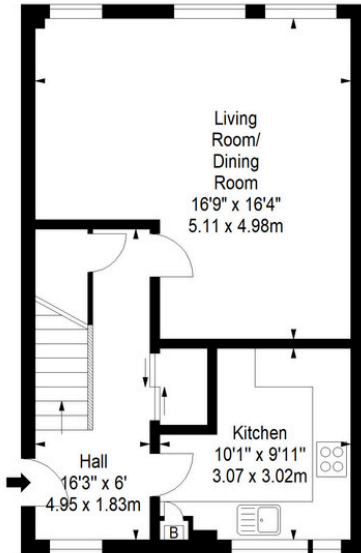
This spacious and well-presented double upper flat is in the popular district of Newington, in the South of Edinburgh. A short distance from the City Centre, Newington is a convenient location offering an excellent selection of local shops, restaurants and amenities. The property is conveniently located for many University of Edinburgh buildings and George Square. For those that enjoy the outdoors, Arthur's Seat, Salisbury Crags, Holyrood Park and the Meadows are all a pleasant walk away and provide lovely greenspace. There are regular bus routes to the City Centre and surrounding areas. The accommodation is in move-in condition and comprises; entrance hallway with storage cupboard, bright and spacious living room with lots of natural light, fitted kitchen with tile splashback, two good-sized double bedrooms and a single bedroom, all with built-in wardrobes and a shower room. Externally there is a well-maintained communal garden to the rear and there is a residents carpark providing off street parking. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and light shades are to be included in the sale. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to HVRA Edinburgh of approx £175 per year which includes grounds maintenance and two parking permits.



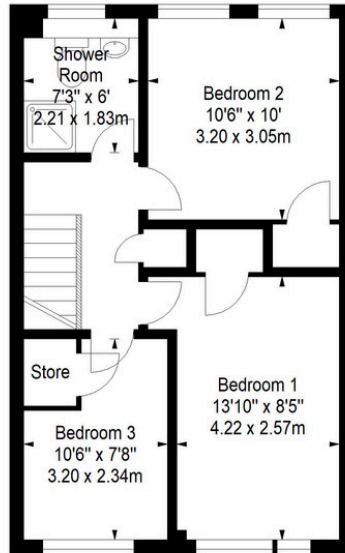
**New Johns Place,
Edinburgh, EH8 9XH**



Approx. Gross Internal Area
900 Sq Ft - 83.61 Sq M
For identification only. Not to scale.
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Third Floor



Fourth 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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