



**6/6 South Oxford Street  
Newington, EH8 9QF**

**deans**   
Solicitors & Estate Agents LLP





## SECOND FLOOR FLAT

- Living Room
- Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating
- On-Street Permit & Pay Meter Parking
- James Gillespie's High School Catchment Area
- EPC Rating - C



Quietly tucked away at the end of a peaceful cul-de-sac, this lovely, light, and airy second-floor flat forms part of a traditional tenement in the highly sought-after area of Newington. The property enjoys excellent views towards the Pentland Hills and Arthur's Seat. Ideally located close to a wealth of local amenities, the flat is within walking distance to local primary schools, Arthur's Seat, and The Meadows. The City Centre is easily accessible by public transport, and the Edinburgh Royal Infirmary is just a short drive away. Set within a friendly and well-maintained stairwell with excellent communication among owners, the spacious accommodation would make an ideal purchase for young professionals or a family. The layout comprises: a secure entry phone system, a welcoming hallway, a bright and generously proportioned living room with twin recessed windows and a feature fireplace, an internal modern kitchen, three good-sized double bedrooms, and a stylish shower room. The property also benefits from access to a shared garden to the rear. On-street permit and pay meter parking is available, and the property benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains and blinds, oven, hob, hood, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.

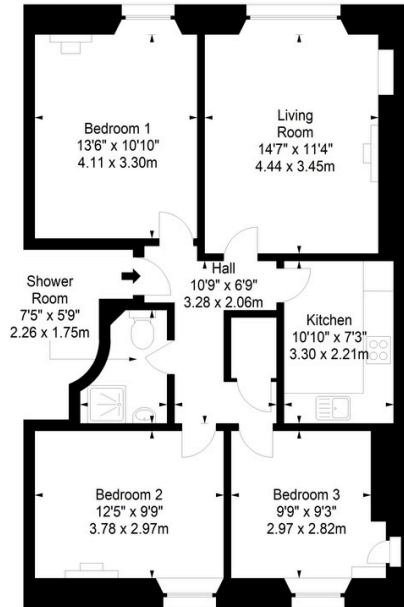




South Oxford Street,  
Edinburgh,  
Midlothian, EH8 9QF



Approx. Gross Internal Area  
794 Sq Ft - 73.76 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second 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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