



91/4 Causewayside,
Newington, EH9 1QG

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal Rear
- On-Street Permit Parking
- GCH
- EPC Rating – C



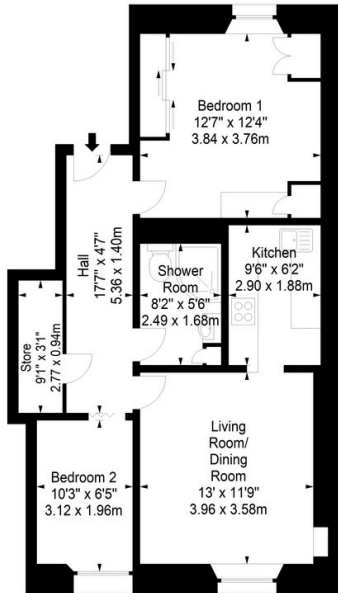
This well-proportioned second floor flat is situated in a traditional building in the popular area of Newington, south of Edinburgh. The property is close to a wide range of local amenities and is located next to the University of Edinburgh. There are fantastic transport links to the City Centre and surrounding areas and the A1 and City Bypass are easily accessible. There are lovely outdoor areas at nearby The Meadows and Holyrood Park to enjoy peaceful walks. The accommodation comprises; a welcoming hallway, bright living room with feature fireplace, separate kitchen, two bedrooms and shower room. Externally there is a communal garden to the rear and on-street permit parking is available in the area. The property features gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, cooker and washing machine. All appliances are sold as seen with no warranty provided.



Causewayside,
Edinburgh,
Midlothian, EH9 1QG



Approx. Gross Internal Area
627 Sq Ft - 58.25 Sq M
For identification only. Not to scale.
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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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