



10/1 St Leonards Bank  
Newington, EH8 9SQ

**Deans**   
Solicitors & Estate Agents LLP



## UPPER VILLA

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Shared Garden
- Gas Central Heating
- On-Street Permit Parking
- EPC Rating - D





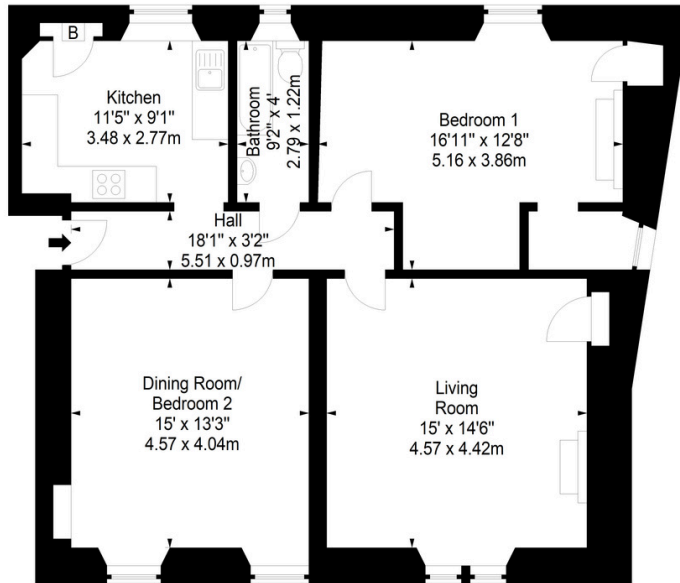
This spacious and well-proportioned upper villa forms part of a handsome stone-built building in the ever-popular and peaceful St Leonard's area of Newington. Ideally positioned within walking distance of Edinburgh city centre and Holyrood Park, the property also benefits from excellent local amenities and is close to a wide selection of bars, shops, restaurants, and reputable schooling. The flat retains desirable period features, including high ceilings, original cornicing, and large sash-and-case style windows, adding charm and character throughout. The property does require some upgrading and would make an ideal home for first-time buyers, professionals, or buy-to-let investors. The accommodation comprises; a welcoming entrance hall providing access to all rooms; a bright and generously sized living room with large windows, period detailing, and pleasant views; a spacious fitted kitchen with ample wall and base units and a bay window; two well-proportioned double bedrooms, and a bathroom fitted with a three-piece suite and shower over bath. Externally, the property benefits from a secure entry system, gas central heating, access to a shared communal garden, and on-street permit parking. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, fridge-freezer, and washing machine. All included appliances are sold as seen with no warranty provided.



**St. Leonards Bank,  
Edinburgh, EH8 9SQ**



Approx. Gross Internal Area  
896 Sq Ft - 83.24 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First 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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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)