



24/9 East Parkside
Newington, EH16 5XN

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living/dining room with bay window
- Fully fitted kitchen
- Principal bedroom with en-suite
- Second double bedroom
- Shower room
- Gas central heating & double glazing
- Lift & stair access
- Residents permit parking
- Uninterrupted views of Holyrood Park & Arthur's Seat
- EPC rating - C



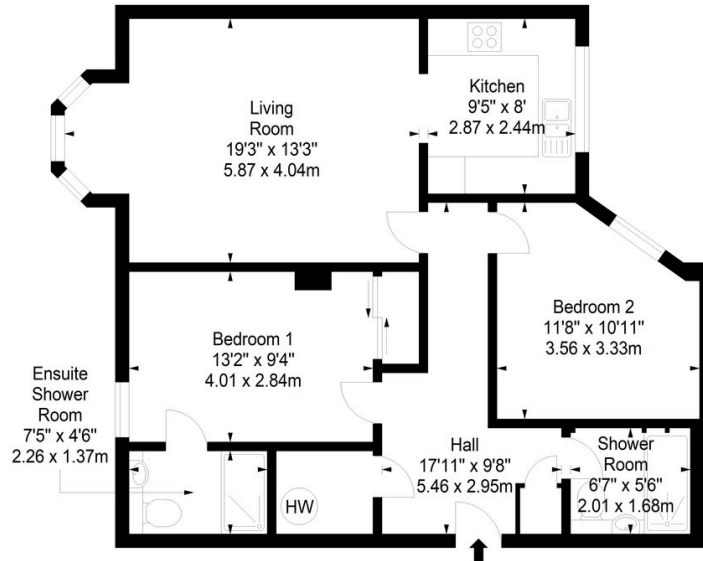
Quietly positioned within a mature, select development, this impressive and spacious first floor flat enjoys superb views of Arthur's Seat and Holyrood Park in highly desirable Newington. Ideally located close to excellent amenities, Edinburgh University, and well-served by public transport, the property is presented in immaculate move-in condition and is designed with modern living in mind. The accommodation comprises: secure entry system, large welcoming hallway, generous living and dining room with bay window, stylish modern kitchen, two double bedrooms (one with en-suite), and an additional shower room. Karndean flooring is fitted throughout. Further benefits include residents' permit parking, lift and stair access to all floors, gas central heating, and double glazing. The sale includes all curtains and blinds, oven, hob, hood, fridge-freezer, washer-dryer and dishwasher. Certain items of furniture may be available by separate negotiation.



**East Parkside,
Edinburgh,
Midlothian, EH16 5XN**



Approx. Gross Internal Area
800 Sq Ft - 74.32 Sq M
For identification only. Not to scale.
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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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