



13 West Newington Place
Newington, EH9 1QU

Deans 
Solicitors & Estate Agents LLP



STUDIO FLAT

- Lounge/Bedroom
- Open Plan Kitchen
- Shower Room
- Remote controlled Electric Heating
- Sash & Case Window
- Private Front Garden
- On-Street Permit & Pay Meter Parking
- EPC – E



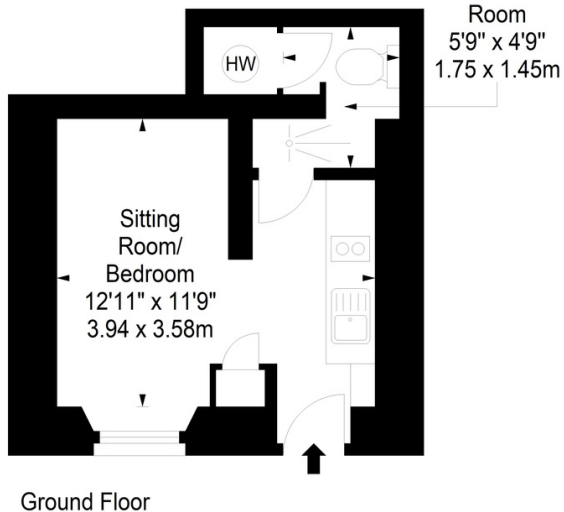
Offering immense appeal to the first time buyers and investors, this stylish main door studio flat is situated within the sought after area of Newington. The property is within walking distance of a variety of amenities, bars, and restaurants, with the City Centre easily accessible via excellent public transport. The open spaces of The Meadows, Arthur Seat and the University of Edinburgh are all a short distance away on foot. In move-in condition, the accommodation comprises an entrance door leading into an attractive lounge/bedroom, open plan to a modern kitchen and a contemporary shower room. There is a small enclosed private front garden with on-street permit and pay meter parking. Further benefits include remote controlled electric heating. Included in the sale are the: fitted floor coverings, hob, hood, fridge and freezer and washing machine. Other items may be available upon separate negotiation. All appliances are sold as seen with no warranty provided.



**West Newington Place,
Edinburgh,
Midlothian, EH9 1QU**



Approx. Gross Internal Area
192 Sq Ft - 17.84 Sq M
For identification only. Not to scale.
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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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