

8 (flat 3) West Powburn, Newington, Edinburgh, EH9 3EN



## 8 (flat 3) West Powburn | Newington | Edinburgh | EH9 3EN

### Description

Particularly appealing, dual-facing ground floor flat forming part of a tranquil modern development with private residents parking. This elegant and well presented apartment is quietly situated in the popular and prestigious district of Newington close to the University buildings and the attractions of the City Centre. Surrounded by excellent amenities, quick transport links and vast open green spaces, this property also boasts gas central heating, double glazing and communal gardens. The property would undoubtedly appeal to first time buyers, professionals or investors and offers beautifully appointed and easily manageable living space.

- Welcoming and bright central hallway with fitted storage
- Living/dining room falling naturally into two defined areas with windows to the front and rear which ensures a good volume of natural daylight
- Modern and stylishly appointed kitchen
- Two double bedrooms, both with fitted wardrobes and storage
- Shower room
- Gas central heating and double glazing
- Secure entry system
- Well kept communal landscaped grounds incorporating residents parking facilities

### Extras

The light fittings, curtains, oven, hob, cooker hood, dishwasher, washer/dryer and fridge/freezer are included.

**EPC Rating:** C

### Price and Viewing

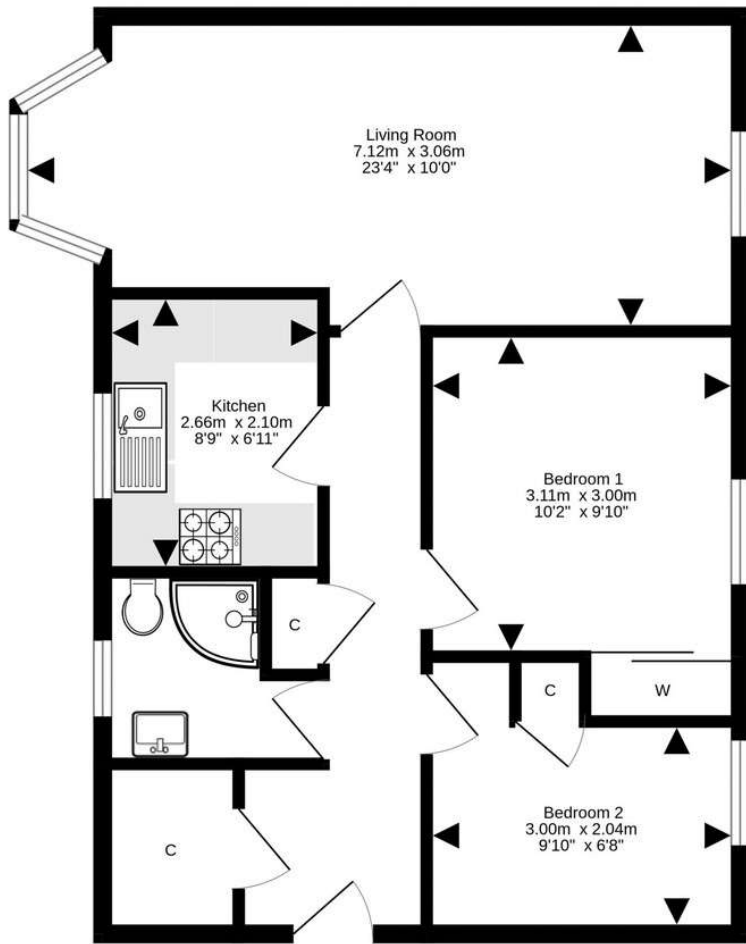
For price and viewing information or further details on this property please contact us on 0131 557 3188.



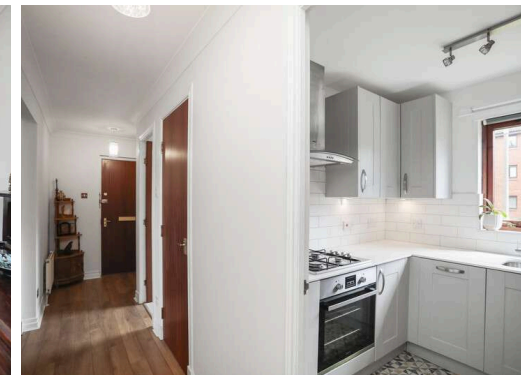
## Location

Newington is well served by excellent local amenities with comprehensive facilities found at the nearby Cameron Toll Shopping Centre including a Sainsbury's supermarket. It also offers a wide range of restaurants, cafes and shops and is situated within easy reach of the Edinburgh Festival Theatre and many of the cultural attractions in the city's historic Old Town. The area offers plenty of sport, leisure and recreational activities such as The Royal Commonwealth Pool & Leisure Club, Waverley Lawn Tennis, Squash & Sports Club and there are several golf courses nearby. There are many leafy parks and walking trails nearby including within Blackford Hill Nature Reserve, The Hermitage of Braid and Holyrood Park. The property lies within the catchment area for Sciennes Primary School and James Gillespie's High School with private schooling options including George Heriot's School and George Watson's College within close proximity. It is also situated close to the King's Buildings on the Edinburgh University campus, The Royal Infirmary and the city's BioTech Quarter. Newington is well served by excellent public transport links with bus routes that run into the city centre. Lying just over two miles south of the city centre, it is within easy reach of Edinburgh's financial, business and shopping districts. It is well placed for the City Bypass allowing easy access to Edinburgh Airport and connections to all the main routes across Scotland with the M8 to Glasgow, the M90 motorway to the north and the A1 and A68 to East Lothian & The Borders respectively.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

