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Flat 1, 12 West Mayfield

Newington, Edinburgh, EH9 1TQ



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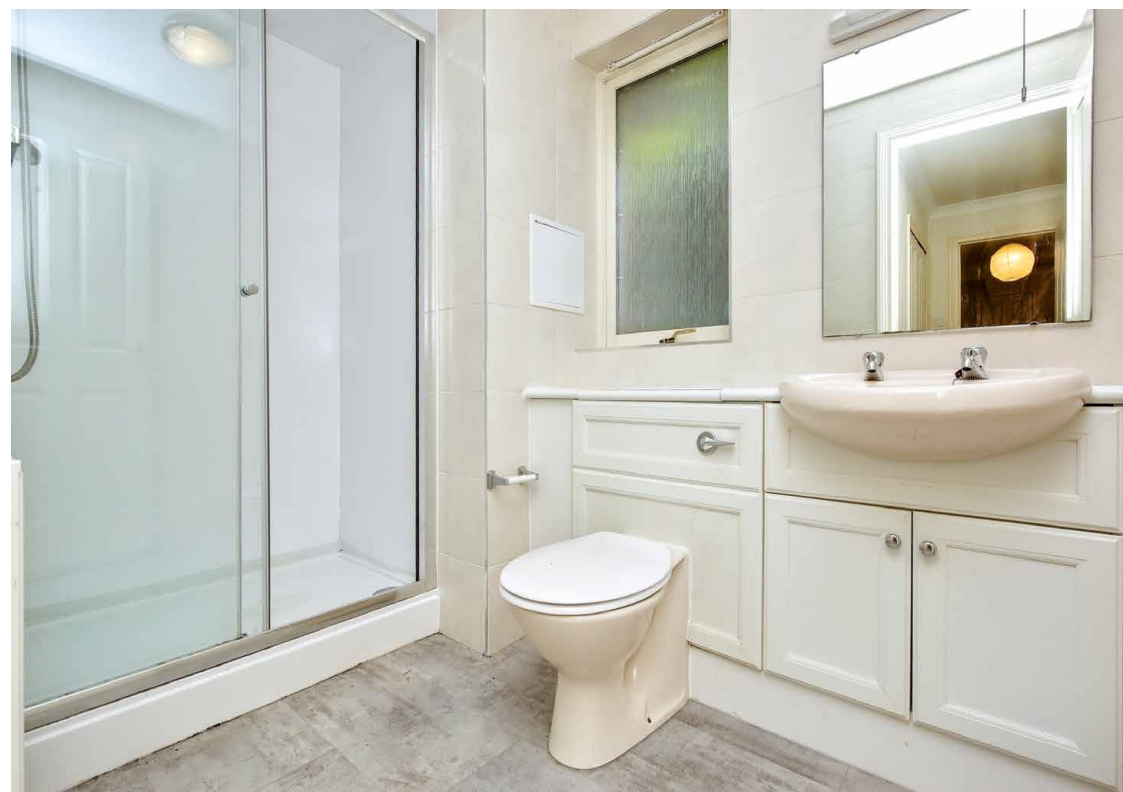
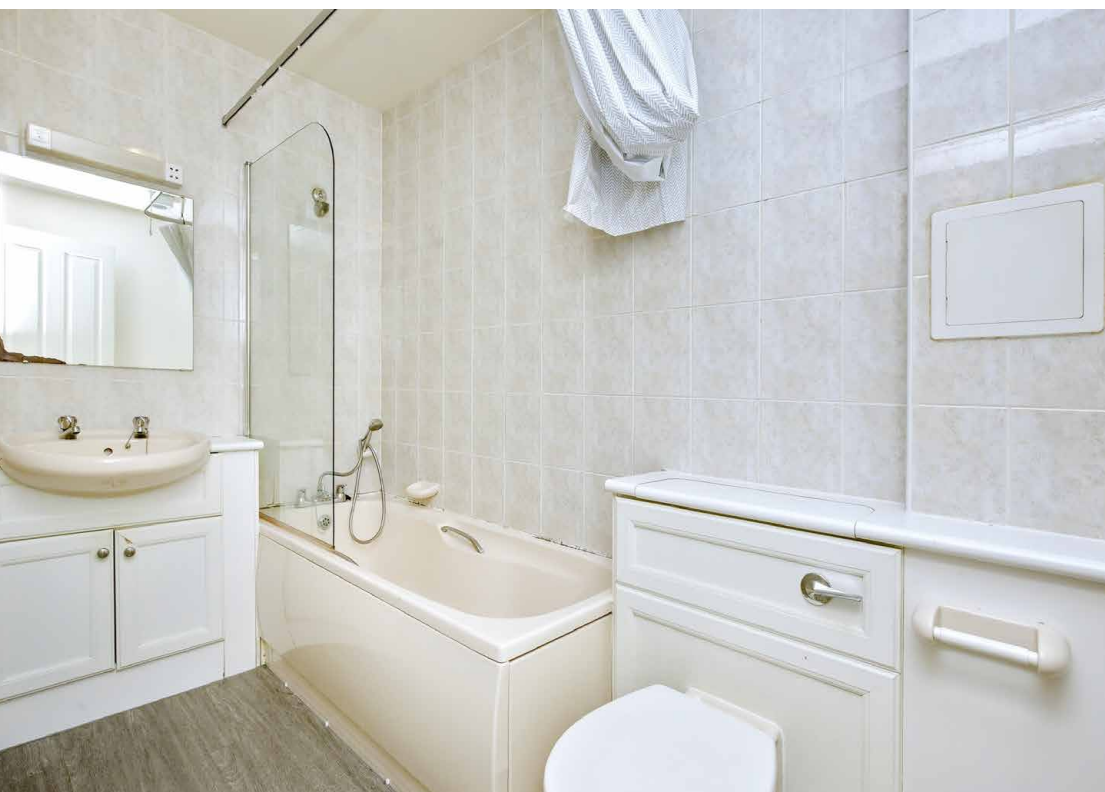
Forming part of an exclusive modern development in Newington, this two-bedroom ground-floor flat boasts easy access to fantastic amenities, transport links and scenic open spaces. It is sure to appeal to a wide range of buyers. The sun-filled flat also boasts a large reception room, interconnected with a modern galley-style kitchen, two spacious bedrooms, and two bathrooms, as well as excellent storage throughout the home. Externally, the development features well-maintained shared gardens and convenient resident parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

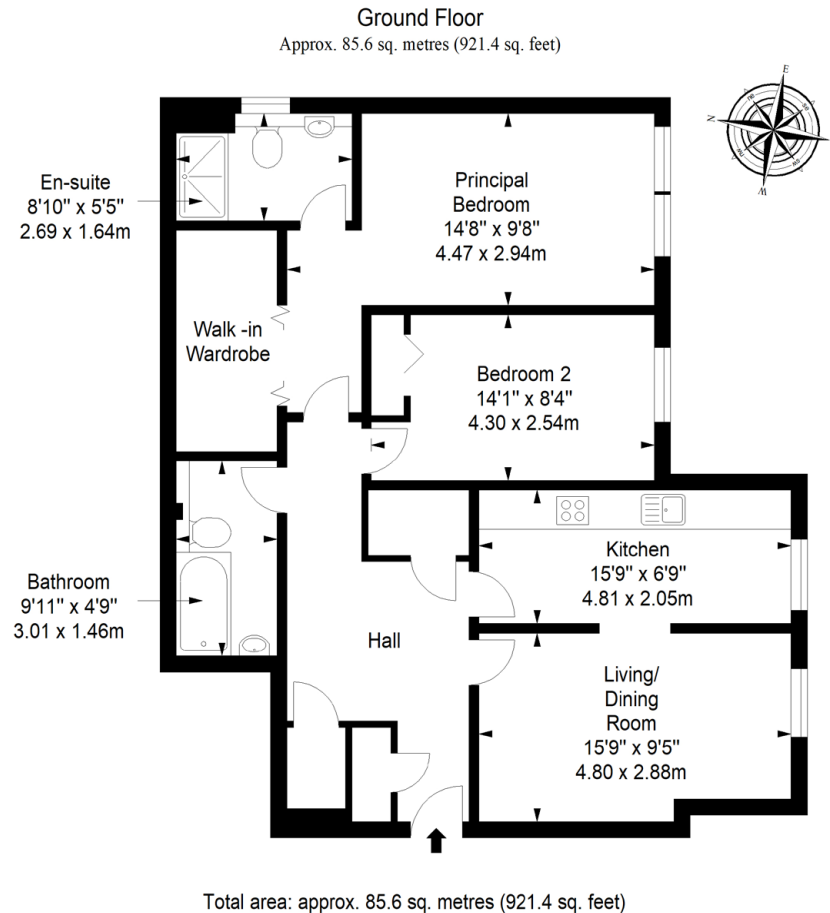
Factor: The factor is managed by Trinity Factors at an approximate half yearly cost of £500-£600.

Features

- Ground-floor flat in Newington
- Part of a modern development
- Secure shared phone entry system
- Entrance hall with built-in storage
- Spacious living/dining room with a sunny aspect
- Well-appointed kitchen
- Sunny main bedroom with a walk-in wardrobe and en-suite
- Versatile second bedroom with storage
- Bathroom with overhead shower
- Communal garden grounds
- Private residents' parking
- Gas central heating
- Double glazing
- EPC - C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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