



**17 (3F2) LUTTON PLACE  
NEWINGTON  
EDINBURGH  
EH8 9PA**

**OFFERS OVER  
£440,000**

 **CONNELL & CONNELL** WS  
SOLICITORS AND ESTATE AGENTS

**BRIGHT  
AND SPACIOUS  
TOP FLOOR FLAT  
IN AN EVER POPULAR  
RESIDENTIAL AREA  
CLOSE TO EXCELLENT  
LOCAL AMENITIES AND  
THE CITY CENTRE**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Bright and spacious top floor flat located in an ideal central location and situated in a prime residential area within easy walking distance of the High Street, City Centre and also the University. There is an excellent range of local shops, restaurants, wine bars and other leisure facilities within close proximity and the Commonwealth Pool and Festival Theatre are also close by. In addition regular bus services run close by providing good access to all parts of the city and beyond.

Flexible accommodation with the benefit of gas central heating, sash and case windows and good storage facilities. The flat also features fire doors and a linked smoke detection system. The property would make an ideal family home or an excellent investment property given its desirable location.

Entrance to the flat is by way of a well maintained common passage and stair with the added security of an entryphone system. Large and well maintained communal garden to rear.

Resident permit parking is available on application to The City of Edinburgh Council.



## PROPERTY DETAILS

- \* Welcoming entrance Hall providing access to all rooms. Built in cupboard. Entryphone handset. Skylight.
- \* Very large Lounge / Double Bedroom with twin windows to front. Feature tiled fireplace with electric fire. Shelved Edinburgh wall press. Decorative cornice.
- \* Fitted kitchen with fitted base units. Ample work surfaces with integrated stainless steel sink with drainer. The kitchen appliances are included in the sale but their condition is not warranted. Built in cupboard. Window to rear.
- \* Bright and spacious Double Bedroom with twin windows to front. Feature fireplace with wooden mantel, tiled surround and hearth. Built in cupboard. Decorative cornice.
- \* Large Double Bedroom with window to rear. Window shutters. Edinburgh wall press. Cornice.
- \* Double Bedroom with window to rear overlooking gardens. Window shutters. Cornice.
- \* Double Bedroom with window to side. Cornice.
- \* Bedroom / Home Office with window to front. Cornice.
- \* Bathroom with two piece suite comprising bath and WC. Skylight. Wood panelling.
- \* WC located off the hall with two-piece suite comprising wash hand basin and WC. Extractor. Roof access hatch.



## EXTERNAL

Well maintained enclosed communal garden to rear.

Resident permit parking is available on application to The City of Edinburgh Council.

Energy Efficiency Rating: C





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

PHOTOGRAPHS & FLOORPLAN BY MILEDOOLIE PHOTOGRAPHY LTD 2020



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

