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Offers Over

£290,000

2/6 West Powburn

Newington | Edinburgh | EH9 3EW

This spacious and bright second/top floor flat forms part of a tranquil modern development with private residents parking, quietly situated in the popular district of Newington close to the University buildings and city centre. The property would undoubtedly appeal to first time buyers, professionals or investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation, in brief, comprises; secure entry system, welcoming entrance hallway with spacious cupboards, floored attic spanning the length of the property – providing excellent storage, light and airy bay windowed dual aspect reception/dining room with lovely open views, fitted kitchen with appliances, three well proportioned double bedrooms with fitted wardrobes, and contemporary shower room. Further benefits include gas central heating (new boiler installed 2019) and double glazing.



Extras

All fitted floor coverings, light fittings and curtains will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens, Parking & Factor

The development is surrounded by immaculately kept communal garden grounds with ample private resident's parking. The factor for the development is James Gibb with a monthly fee of approx. £70. This includes maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





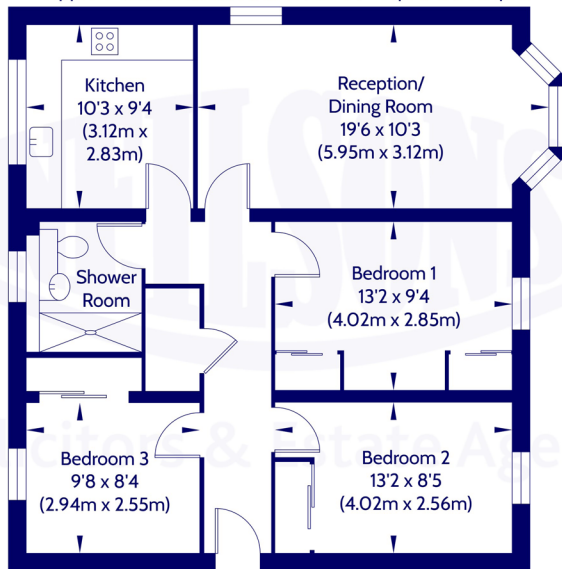
Location

West Powburn forms part of the sought-after district of Newington, a thriving community popular amongst city dwellers and students alike due to the excellent amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks. There is an extensive choice of shops available including the Cameron Toll shopping centre which is within walking distance with the city centre easily accessible by way of frequent public transport services. Leisure and sporting opportunities are also in abundance including the recently refurbished Royal Commonwealth Pool with gym. The city of Edinburgh bypass is also a short drive away linking the A1 and M8/M9 motorway network system. The Royal Infirmary and Scottish Parliament are easily accessible as is good quality schooling, both in the public and private sectors.





Approx. Gross Internal Floor Area 74.69 Sq M / 804 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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