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Offers Over

£190,000

9/12 St Leonards Crag

St Leonards | Edinburgh | EH8 9SP

Generously proportioned first floor one bedroom flat, enjoying a superb location in the capital's desirable Newington area. Within easy reach of the city centre, first-class amenities, and superb transport links, the property will appeal to a variety of purchasers including professionals and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  EPC Band - E
-  Council Tax Band - D



Description

The accommodation comprises a welcoming hallway with a double cloak cupboard and an additional store and attic access. The bright and spacious open-plan lounge, kitchen, and dining area is a standout feature, enjoying twin windows framing lovely views towards Arthur's Seat and offering ample space for both relaxation and entertaining. The kitchen area is neatly presented with a range of integrated white goods, partially tiled splash areas for easy maintenance, and plenty of storage and worktop space. The double bedroom also enjoys twin windows with further views of Arthur's Seat, and benefits from an integrated wardrobe. The bathroom completes the main accommodation, featuring a double shower cubicle, heated towel rail, and partial panelling for a clean finish.

From the hallway, a staircase leads to the attic area, providing a large storage or box room, which in turn opens to a mezzanine level overlooking the lounge – offering flexible use.

The property further benefits from gas central heating and single glazing.

Factor fees are payable of approximately £78 per quart



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Parking

For the car owner, residents' parking is available via permit within the development car park.

Viewing

By appointment through Neilsons 0131 625 2222.





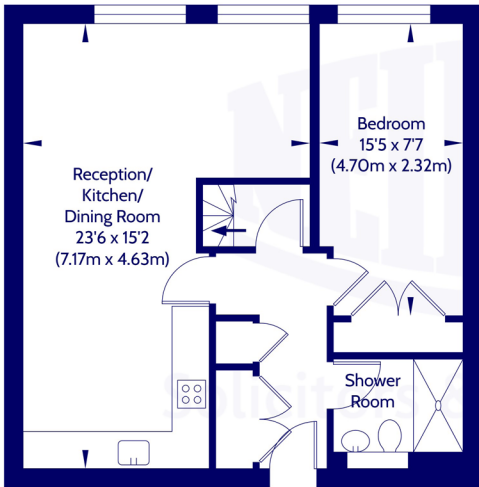
Location

St Leonards Crag is located within the enviable Newington district of the city, with direct access to an excellent range of shops, services, restaurants and bistros. The main shopping streets of George and Princes Street are a short bus journey away, together with a fantastic choice of popular shops and restaurants at the St James Quarter. Cameron Toll Shopping Centre is within easy reach and houses a large Sainsbury's superstore and a choice of popular retailers. The property is also well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park.

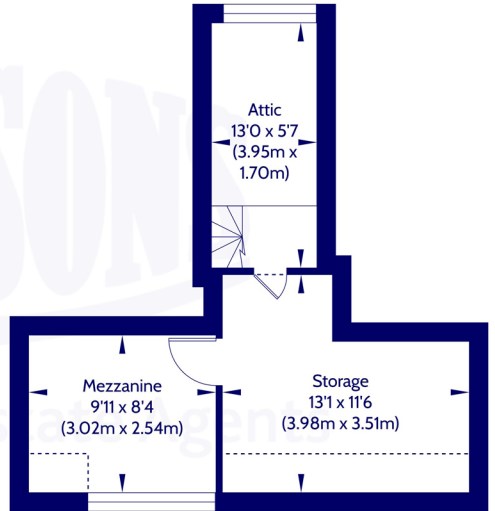




Approx. Gross Internal Floor Area 51 Sq M / 547 Sq Ft.



1st Floor



Attic

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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