



# 2/3 Langton Road

Newington, Edinburgh, EH9 3BN

  
**northwood**



Introducing a two-bedroom first-floor flat, which forms part of an established development in popular Newington. The charming home is presented to market in move-in condition, enjoying neutral interiors throughout and a quality kitchen and bathroom. It further benefits from a private balcony and outstanding views of the iconic Arthur's Seat. Set close to amenities, schools, and regular bus links, the property has a convenient location and it is sure to appeal to a wide variety of buyers.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



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- A well-presented first-floor flat
  - Situated in sought-after Newington
  - Blank canvas of décor throughout
  - Secure external storage
  - Welcoming entrance hall
  - Living/dining room with a fireplace
  - Private balcony with impressive views
  - Fitted kitchen with a clothes pulley
  - Two double bedrooms with wardrobes
  - 3pc bathroom with overhead shower
  - Communal gardens to the front and rear
  - Unrestricted on-street parking
  - Gas central heating and double glazing
  - EPC Rating - D





**“Living/dining room with  
a fireplace and a  
private balcony with  
impressive views”**







**“Two double bedrooms  
with wardrobes and a  
3pc bathroom with  
overhead shower”**





# Floorplan

