

2/3 Langton Road Newington, Edinburgh, EH9 3BN









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.

- 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



First Floor Approx. 65.7 sq. metres (707.2 sq. feet)

Total area: approx. 65.7 sq. metres (707.2 sq. feet)



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