



228 Causewayside

Newington, Edinburgh, EH9 1UU


northwood



This main-door maisonette is arranged over the lower-ground and ground-floor levels of an established building in desirable Newington and offers two bedrooms, a good-sized reception room, a kitchen, and a bathroom. The property represents an ideal purchase for first-time buyers, professionals, couples, young families, and rental investors alike, and it benefits from excellent amenities on the doorstep and within easy reach.

A set of external steps leads to the ground-floor front door, which opens into a welcoming hallway, setting the tone for the interiors to follow with neutral décor and wood-styled flooring. On your right you will find a kitchen, where wood-styled wall and base cabinets are accompanied by spacious worktops and rich red splashback tiling. Integrated appliances comprise an oven, hob, and extractor fan, whilst a freestanding fridge/freezer and an undercounter washing machine are included in the sale. Continuing along the hall, you reach a good-sized living room, where space is provided for a selection of furniture catering for both relaxation and dining. The reception room continues the neutral décor and wood-styled flooring of the hall and features an attractive decorative fireplace surround.



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- Main-door maisonette in Newington
 - Arranged over the ground and lower-ground floors
 - Well-presented interiors and neutral décor
 - Welcoming entrance hall
 - Good-sized living/dining room
 - Bright fitted kitchen
 - Two double bedrooms with built-in wardrobes
 - Three-piece bathroom with shower-over-bath
 - Controlled on-street parking (Zone 7)
 - Gas central heating and double glazing
 - EPC Rating - C





**“Good-sized
living/dining room,
bright fitted kitchen and
two double bedrooms”**







The property accommodates two well-proportioned double bedrooms, both on the lower-ground floor, alongside the bathroom. The bedrooms both continue the presentation of the preceding accommodation with a palette of neutral décor and wood-styled flooring, and both are supplemented by built-in wardrobes. Finally, the bright, modern bathroom comes complete with a bathtub with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home benefits from access to controlled on-street parking for residents, falling under Zone 7.

Extras: All window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale.



Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

Floorplan

