



17a/1 West Crosscauseway

Newington, Edinburgh, EH8 9JW



VMH ESTATE AGENTS



Unique 3 bed duplex property located in the popular Newington area, close to The University of Edinburgh.

- Open plan sitting room/kitchen
- Living space/home office
- Generous master bedroom
- Jack & Jill en suite bathroom
- 2 further double bedrooms
- Shower room with 3 piece suite
- Secure entryphone system
- Stylish converted printworks
- Excellent location close to local amenities
- Gas central heating & double glazing



Offers Over: £385,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the central Newington area close to the University of Edinburgh this unique 3 bed Duplex offers a spacious home in the heart of the city.

Internally the property offers spacious accommodation across 2 floors and is well presented throughout.

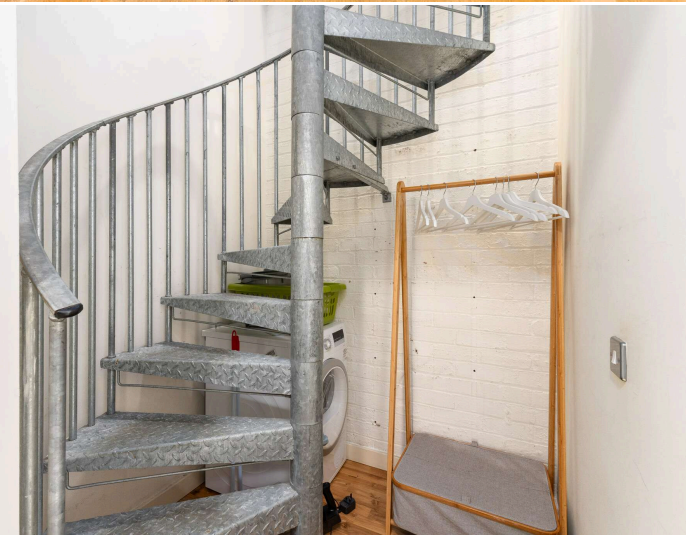
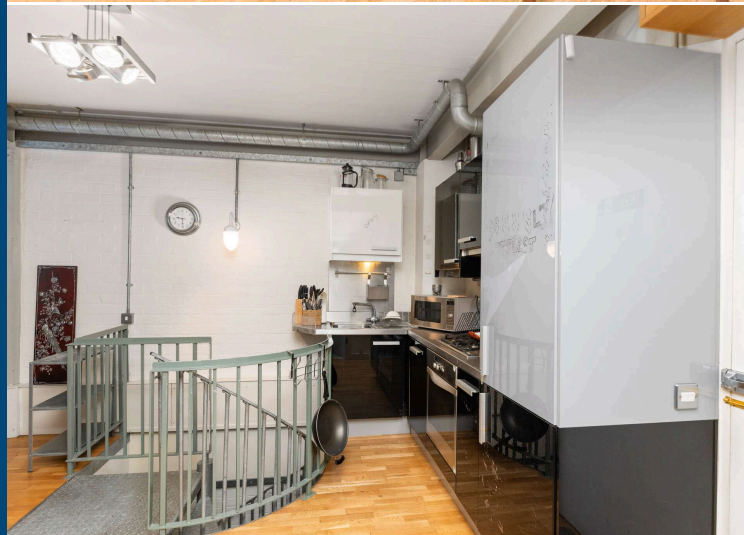
Further benefits include gas central heating, double glazing and a secure entryphone system.

Management

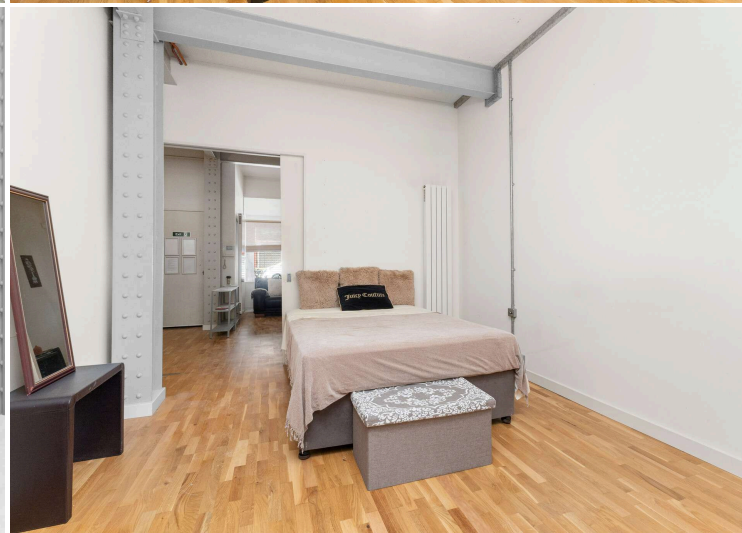
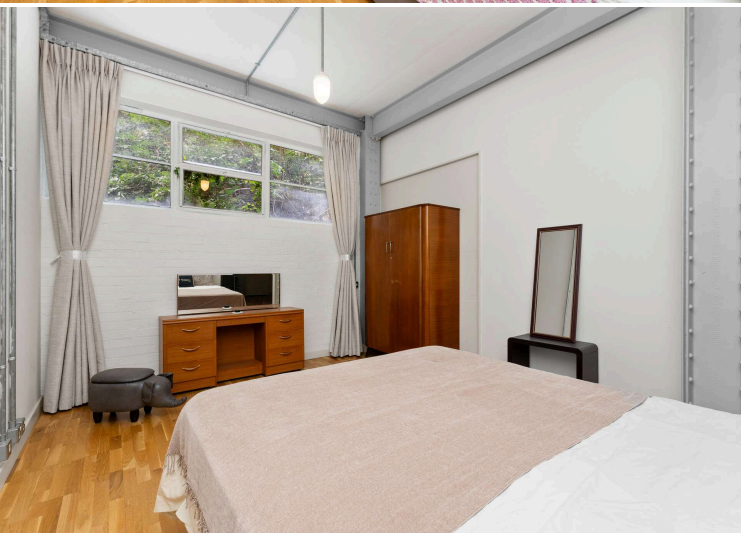
The block is maintained by the Press Residents Association at a current cost of £300 paid twice yearly.

Extras

All fitted floor coverings, light fittings, curtains, blinds, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price. Other items can be included subject to separate negotiation.



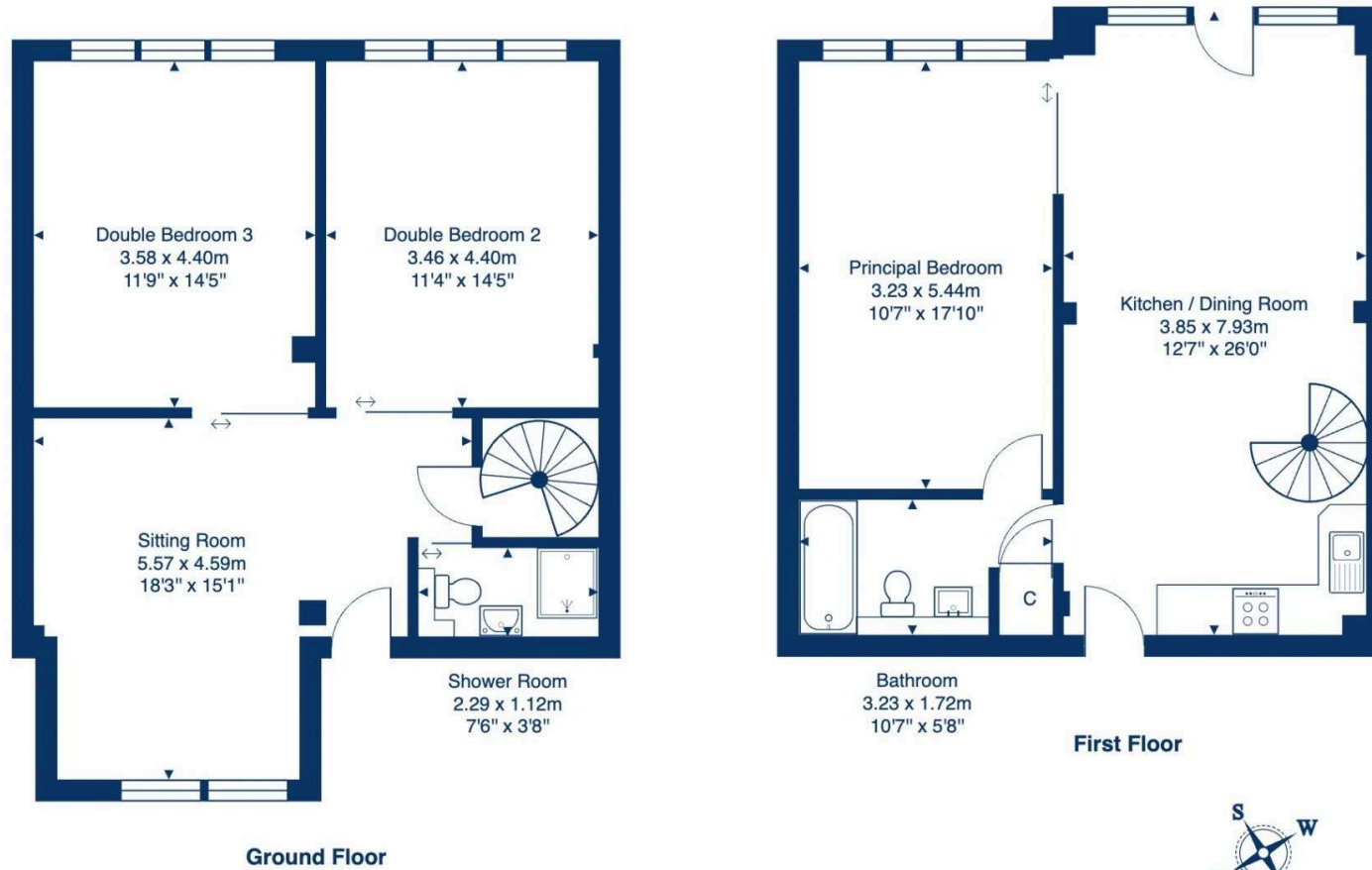




Location

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat and Holyrood Park. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

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Total Area: 112.3 m² ... 1209 ft²

All measurements are approximate and for display purposes only.



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VMH SOLICITORS

More is our middle name.

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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.