



29 East Preston Street
St Leonards
EDINBURGH
EH8 9QE

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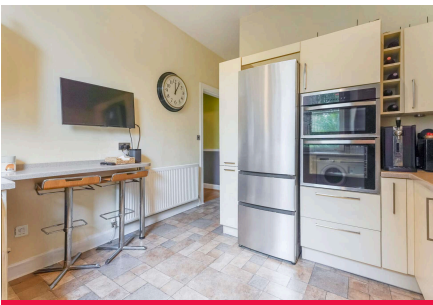
An excellent opportunity has arisen to acquire this bright, main door, two-bedroom plus box room flat located in a four-storey block within the highly sought after area of Newington.

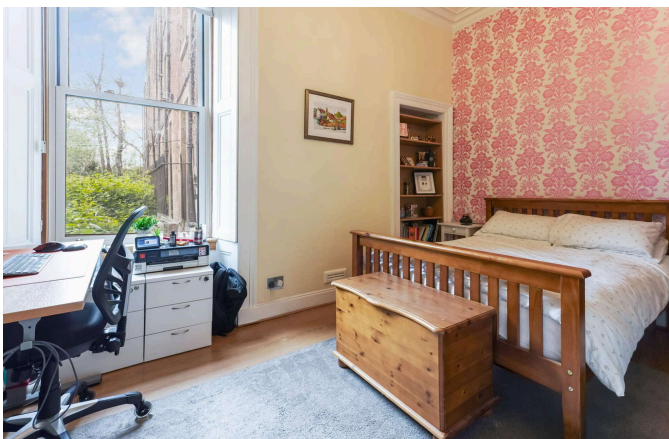
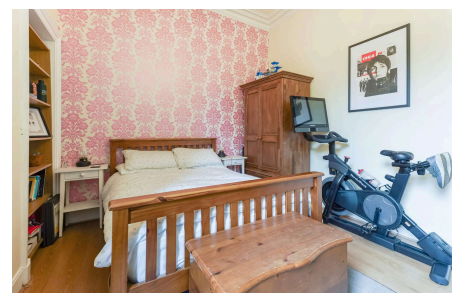
This spacious (100sqm) property comprises; entrance hallway, bright living room with space for dining area, kitchen with ample units and integrated appliances, two good-sized bedrooms, box room (which current occupants are using as a bedroom), and modern shower room.

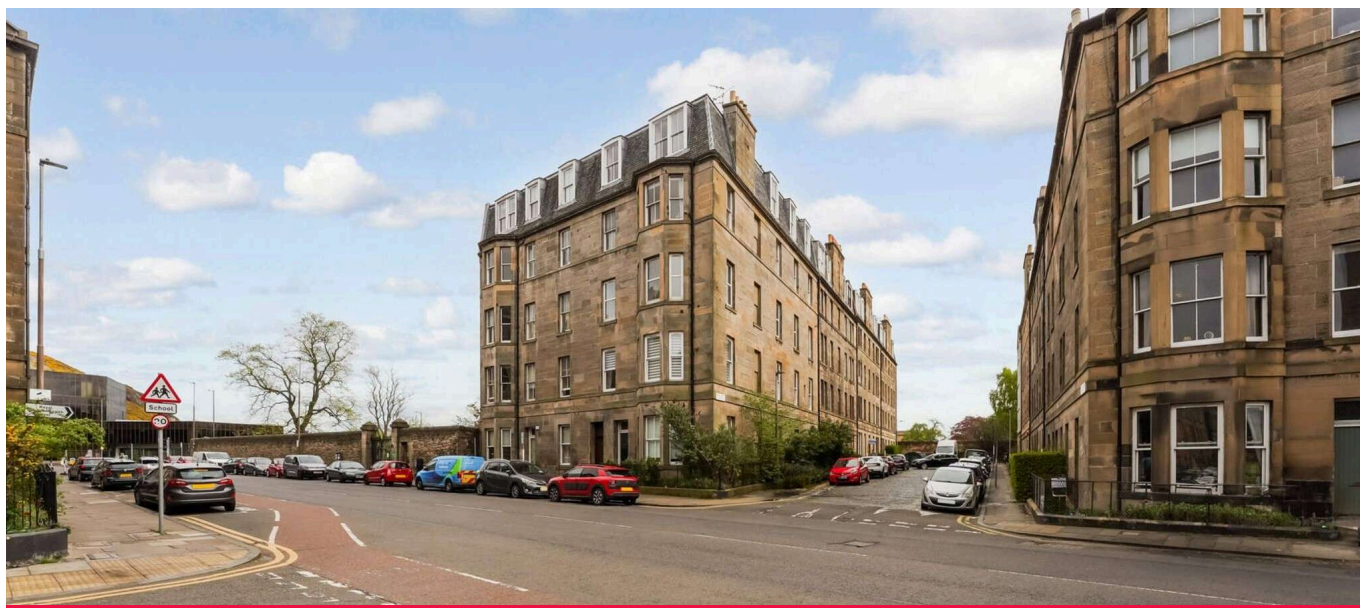
This property also benefits from on-street permit parking, feature fireplace, bay windows, double glazing and gas central heating. The shared rear garden is undergoing works and is currently only partially accessible as of May 2025.

Property Features

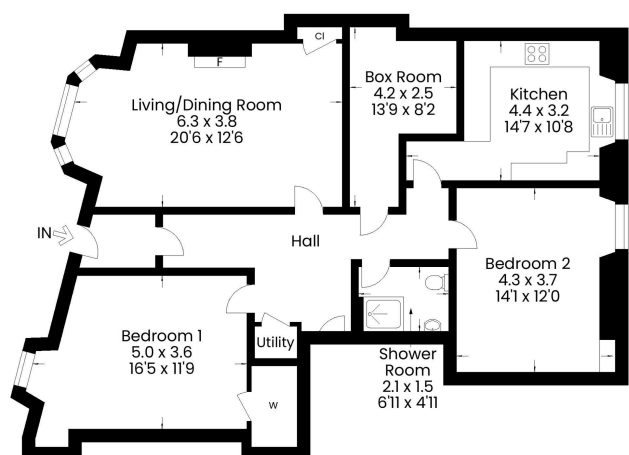
- Desirable location
- Main door flat
- Fireplace
- Gas central heating
- Double glazing
- Box room
- On-street permit parking







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 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, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. 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 central motorway network. There are also regular bus services running to and from the city centre.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

AS Anderson
Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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EDINBURGH

58 Morrison Street
Edinburgh
EH3 8BP
T+ 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T+ 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T+ 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T+ 44 (0)1595 69 5262