



28/4 West Nicolson Street  
Edinburgh, EH8 9DD

Hallway  
Living Room  
Fitted Kitchen  
2 Double Bedrooms  
3-Piece Bathroom Suite  
Double Glazing & Gas Central Heating  
EPC: C  
Council tax band: D

A wonderful example of a traditional two bedroom Edinburgh tenement that has been modernised and furnished to an exceptional standard. Offering an unparalleled city centre location this accommodation is situated barely 100m from the University Visitor Centre in the ever popular Newington. The two double bedrooms offer peace and quiet while the apartment is double glazed and centrally heated to offer year-round comfort. This second-floor property is offered in rarely available true move-in condition with a tasteful and sleek modern finish.

The accommodation comprises: Secure entry, communal staircase, welcoming entrance hallway with modern wood flooring, generously proportioned living room in contemporary colour scheme overlooking West Nicolson Street, fitted kitchen with a range of modern appliances including dishwasher, and under-counter fridge freezer, with a deep utility cupboard hosting a washing machine, two sizeable double bedrooms with fitted wardrobes, three-piece bathroom suite with brand new flooring and shower over bath.

West Nicolson Street offers unique city centre living and is superbly situated in the heart of this high amenity area convenient for the central universities and city centre attractions. Newington is a popular district for city professionals and students alike. The area is home to an exceptional mix of independent shops and well-known high street retailers, plus coffee houses, bars, restaurants, and traditional pubs. Also regarded as a cultural hotspot, Newington is home to the Festival Theatre and the Queen's Hall, and is the epicentre of the famous Edinburgh Festival Fringe. Enjoying an ideal location between the Meadows and Holyrood Park, residents of Newington are never more than a few minutes' walk away from some of the cities most beloved public parks and green spaces. Newington's proximity to Edinburgh University makes it an ideal location for students, whilst the area is further enhanced by superb public transport services, in addition to easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



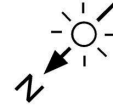




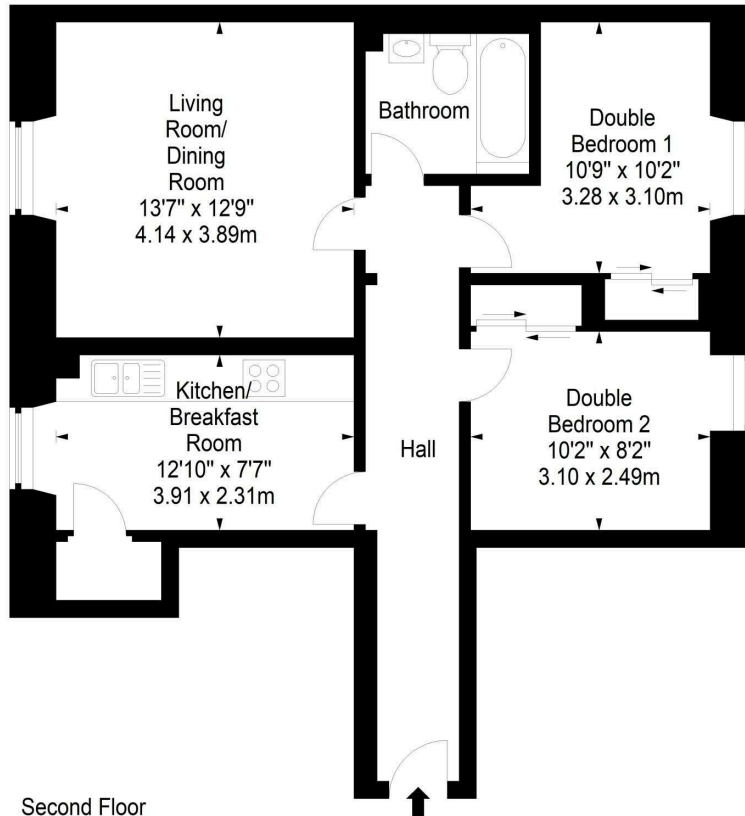




West Nicolson Street,  
Edinburgh, EH8 9DD



Approx. Gross Internal Area  
672 Sq Ft - 62.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS

7a Dundas Street  
Edinburgh EH3 6QG  
Telephone: 0131-225 4082  
Fax: 0131-556 2079  
Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)

