



59 (GF1) Causewayside
Edinburgh, EH9 1QF

Hallway
Lounge/Dining Room
Utility Room
Fitted Kitchen
Double Bedroom
Shower Room
Gas Central Heating Throughout
Direct Access to Communal Rear Garden
EPC: D
Council Tax Band: C

A newly renovated one-bedroom, ground-floor flat in the highly sought-after Newington district of Edinburgh. Ideally located just moments from the Meadows, this property is surrounded by fashionable independent shops and cafes, providing a vibrant and trendy lifestyle. Additionally, the area is well-served by excellent public transport links, ensuring easy access to the rest of the city. Tastefully upgraded, with neutral tones throughout, this flat offers a welcoming and modern living space, perfect for first-time buyers or as an investment opportunity.

Accessed through a secure entry system, the accommodation comprises; welcoming hallway with modern wooden floors and convenient storage cupboard, generously proportioned living/dining room with Edinburgh press cupboard and direct access to the rear garden, utility room which hosts a washing machine and new boiler, stylish fitted kitchen with base and wall-mounted units and brand new appliances including electric oven, induction hob, and cooker hood, spacious double bedroom naturally lit by dual sash and case windows, and contemporary shower room with large shower suite, WC, wash basin and heated towel rail. Gas central heating ensures a comfortable living environment all year round.

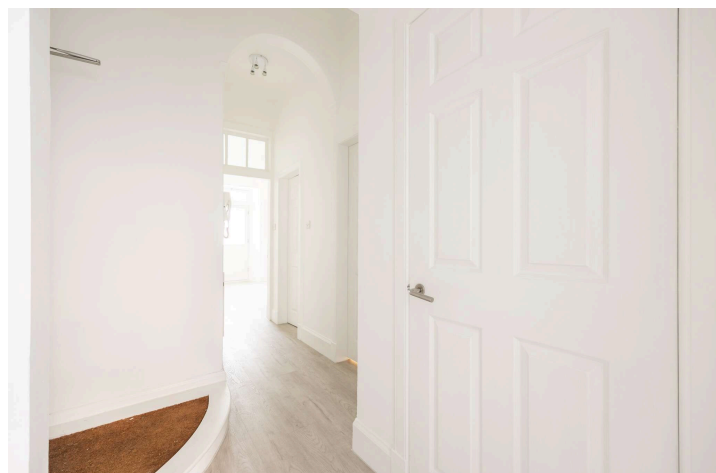
To the rear of the building, residents enjoy a well-presented communal garden, in which flat GF1 has direct access to. There is also a shared storage shed.

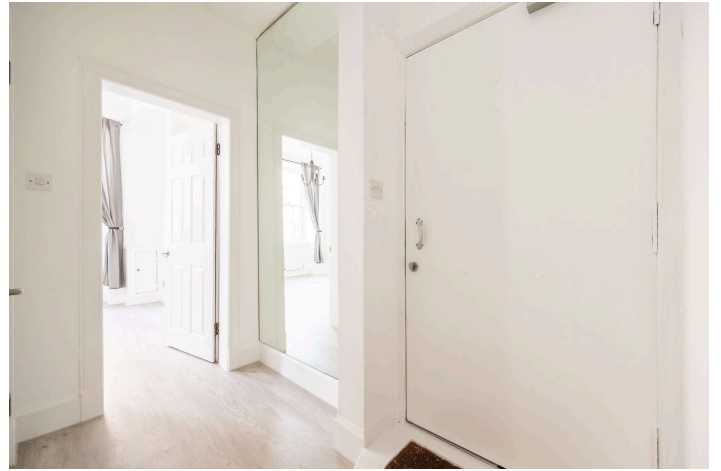
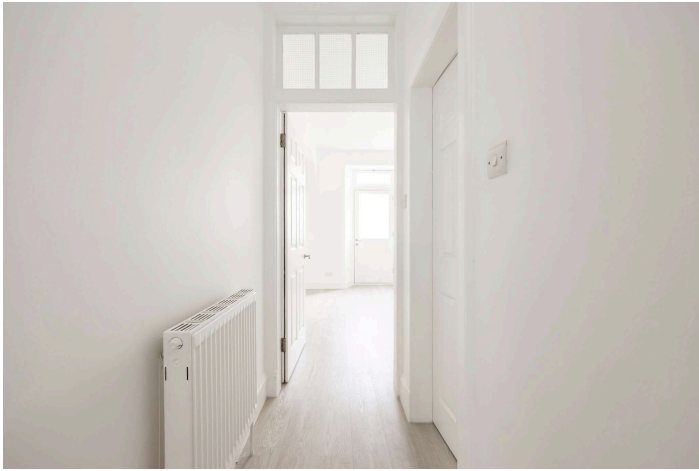
Newington is a thriving community in Edinburgh's Southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.





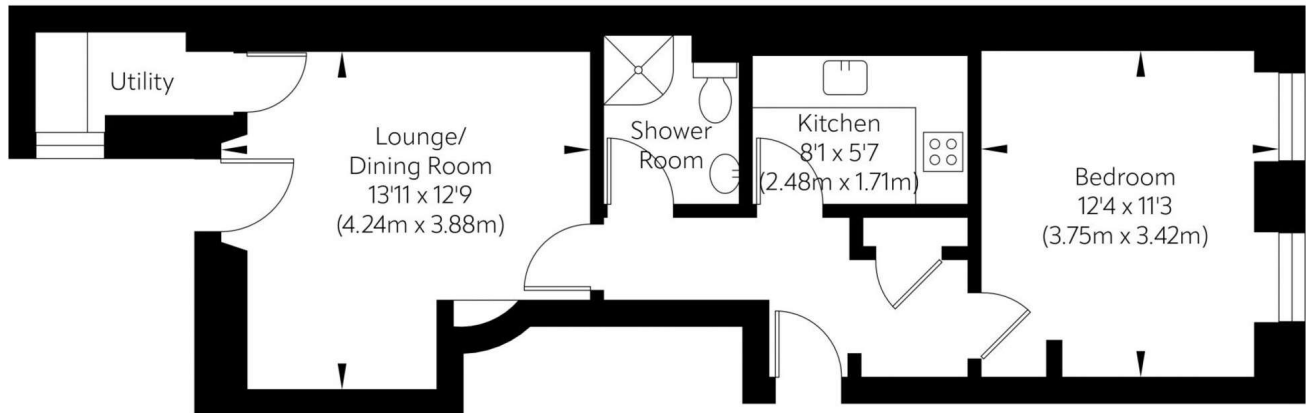








Approx. Gross Internal Floor Area 43.79 Sq M / 471 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 planography.co.uk

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



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
www.satsolicitors.co.uk

