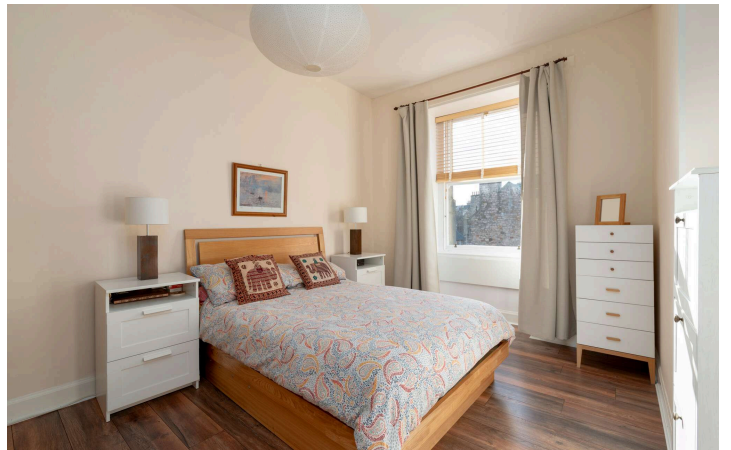
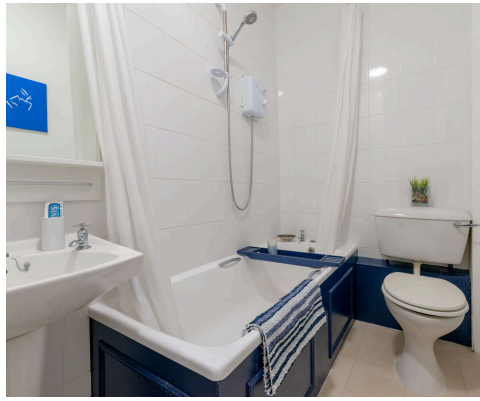


NEWINGTON  
10/8 HOWDEN STREET  
EH8 9HL



EPC RATING: C

OFFERS OVER £215,000



## BEAUTIFULLY PRESENTED ONE BED TOP FLOOR FLAT IN GREAT NEWINGTON LOCATION

Located in a quiet one way back street, minutes from all the amazing amenities of Newington, is this well maintained top floor flat with new boiler, large living room & bedroom and good sized galley kitchen with window & bathroom. Would ideally suit first time buyers, professionals or students, being very close to Edinburgh university. Excellent transport links into and out of the city centre.

### VIEWING

By Appointment Call Jardine Phillips 0131 446 6850

### PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Sunny living room with twin windows with views of the church spire, feature fireplace with gas coal effect fire, Edinburgh press, space for a fold up dining table & space for working from home with shelving above
- Bright galley kitchen with window, a wide range of matt white fitted units & appliances
- Good sized double bedroom
- Bathroom with large storage cupboard, bath with electric shower over, sink & wc
- Gas central heating from Glow worm condensing combi boiler replaced 2022 with annual services
- Traditional timber sash & case windows
- Communal rear courtyard garden
- Well maintained and organised stair
- Residents' permit parking

### AREA

Newington is a very popular area in the south of the city, within easy walking distance or a short bus ride from the city centre. There are a wide range of shops, supermarkets, retail outlets, coffee shops, bars & restaurants available in Newington and nearby Cameron Toll. Edinburgh University is very close by, as well as a wide range of amenities including a library, the Royal Commonwealth Pool & gym and Festival Theatre. The flat is also well placed for lots of walks and open spaces including Holyrood Park, Arthur's Seat and the Meadows. There are regular bus routes both into and out of town and there is easy access out to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven (replaced 1 year ago), fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£215,000

Living room	14'7 x 9'6 (4.44 x 2.90m)
Kitchen	10'1 x 7'9 (3.07 x 2.36m)
Bedroom	13'5 x 10'5 (4.09 x 3.17m)

### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

