



1/6 St Leonards Hill
NEWINGTON | EDINBURGH | EH8 9RZ


warners
solicitors & estate agents

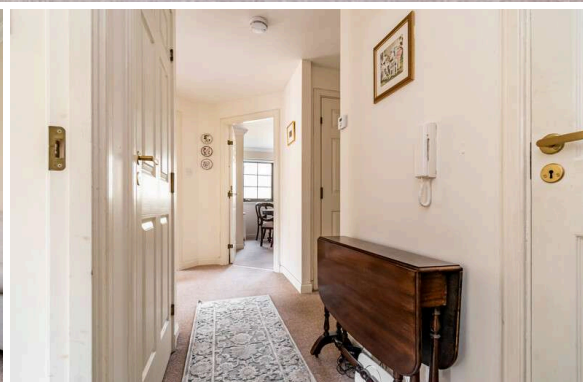


1/6 St Leonards Hill

NEWINGTON | EDINBURGH | EH8 9RZ

Nestled on a quiet street in the heart of Newington set against the backdrop of Arthur's Seat is this immaculately presented second floor three bedroom modern apartment with allocated parking. The property is moments from quick transport links, excellent local amenities, University buildings and vast open green spaces and would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with 4 cupboards, spacious lounge with dining area and two generously sized windows which flood the room with an abundance of natural light, a contemporary kitchen with attractive units includes a gas hob, oven and fan, washing machine, dishwasher, fridge/freezer and boasts views over the Craggs. There are three well proportioned bedrooms all with built in wardrobes and the master bedroom with en-suite shower room. Completing the accommodation is the main bathroom with shower over the bath.

- Modern Second floor flat
- Desirable Newington location
- Allocated parking space
- Welcoming hallway
- Bright and spacious lounge
- Separate contemporary kitchen with views of the Craggs
- Three bedrooms with built in wardrobes
- Two bathrooms
- Gas central heating and double glazing



All curtains, blinds and the washing machine will be included in the sale, while the refrigerator can be included with separate negotiation. Please be advised that the white goods come with no guarantees. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary, Scottish Parliament and Kings Buildings are easily accessible. There is good quality schooling, both in the public and private sectors.

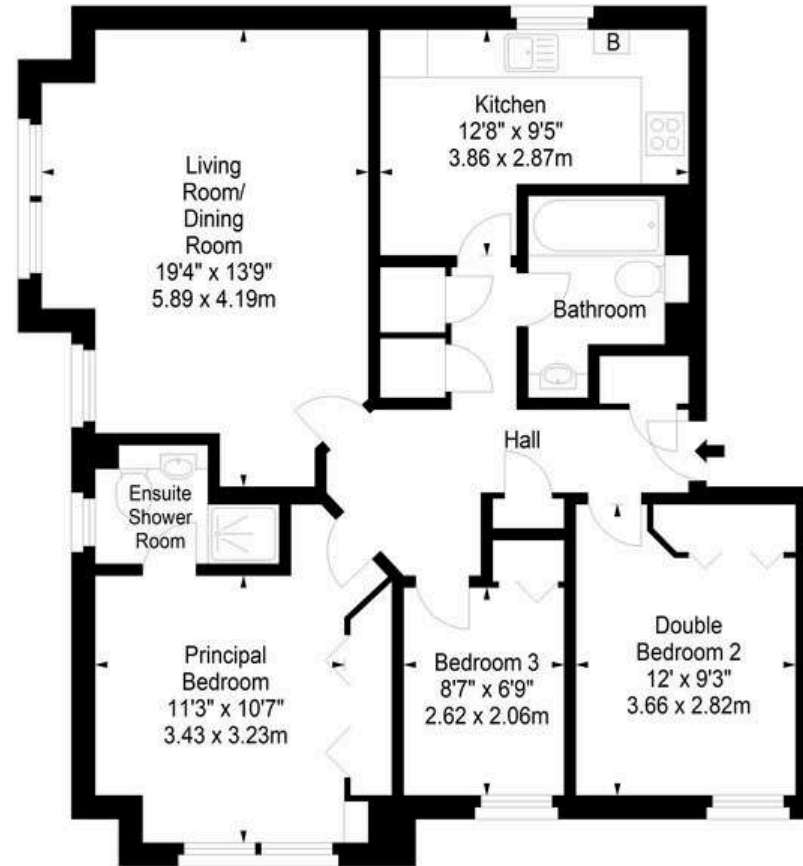
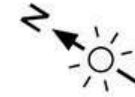




St. Leonard's Hill,
Edinburgh,
Midlothian, EH8 9RZ



Approx. Gross Internal Area
904 Sq Ft - 83.98 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor