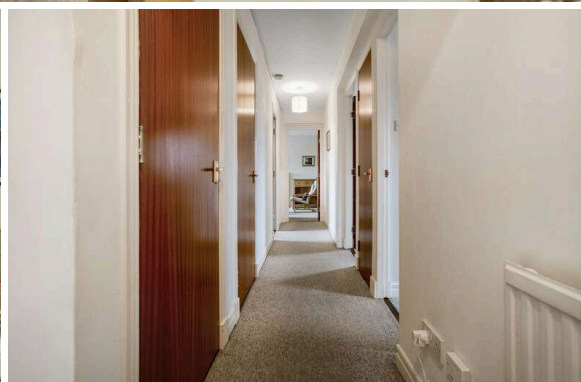




5/8 West Powburn  
NEWINGTON | EDINBURGH | EH9 3EW

  
**warners**  
solicitors & estate agents



## 5/8 West Powburn

NEWINGTON | EDINBURGH | EH9 3EW

Set on a quiet development in the popular Newington area of Edinburgh, one of the city's most prestigious postcodes, is this immaculately presented second floor two-bedroom modern apartment with stunning views over the city. Surrounded by excellent amenities, quick transport links and vast open green spaces, this property also boasts resident parking, gas central heating, double glazing and communal gardens. It would make an ideal first home and buy-to-let investment alike.

The accommodation comprises a welcoming entrance hallway with two storage cupboards, and a bright kitchen that currently comprises washing machine, boiler, gas hob, fan oven, dishwasher, and fridge-freezer. There are two well-proportioned bedrooms, both with built-in wardrobes, and one with views over Arthur's Seat. The spacious living room has an electric fire and fireplace, and a bay window. The additional room next to the living room could be used as a dining room, office/study, or even a third bedroom. Completing the accommodation is the bathroom with bath and shower.

- Two bedroom apartment in modern development
- Well proportioned bedrooms
- Views of Arthur's Seat and across the city
- Bright and spacious kitchen and living room
- Contemporary kitchen
- Dining room could become a study or third bedroom
- Gas central heating and double glazing
- Well-kept communal garden and resident parking

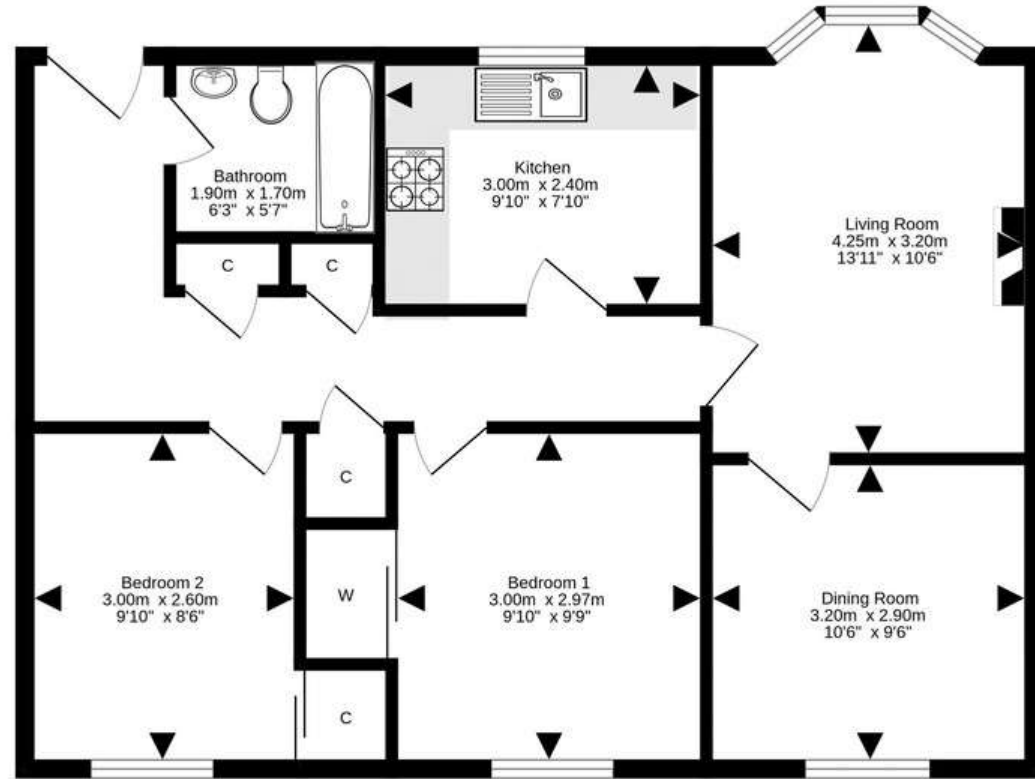
All fixtures, fittings, white goods and furniture items can be included in the sale. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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