



16/1 West Newington Place
NEWINGTON | EDINBURGH | EH9 1QU



warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this spacious, one-bedroom apartment forming part of a traditional tenement and situated in the highly sought-after Newington area of Edinburgh. This well-maintained apartment is presented to the market in excellent order and offers bright and spacious accommodation, conveniently positioned on the ground floor. The spacious living room provides a great space for relaxing or entertaining guests, and the separate kitchen lying just off this benefits from a good amount of cupboard storage. The principal bedroom is similarly well-sized, and a contemporary shower room completes the accommodation internally.

The property further benefits from excellent storage, a beautifully maintained shared rear garden and a private front garden, and excellent local amenities include The Royal Commonwealth Pool and a range of stylish bars and cafes, ideally situated to offer easy access to the University of Edinburgh's George Square campus, and offering immense appeal to first-time buyers as well as holding investment potential, early viewing is essential to avoid missing out on this fantastic apartment.

- One-bedroom apartment
- Sought-after location
- Outstanding local amenities
- Excellent public transport links
- Spacious living room
- Well-sized double bedroom
- Kitchen
- Shower room
- Double glazing
- Gas central heating
- Private front garden
- Well-maintained, communal rear garden

EPC Rating D.

Extras: Fully furnished.

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

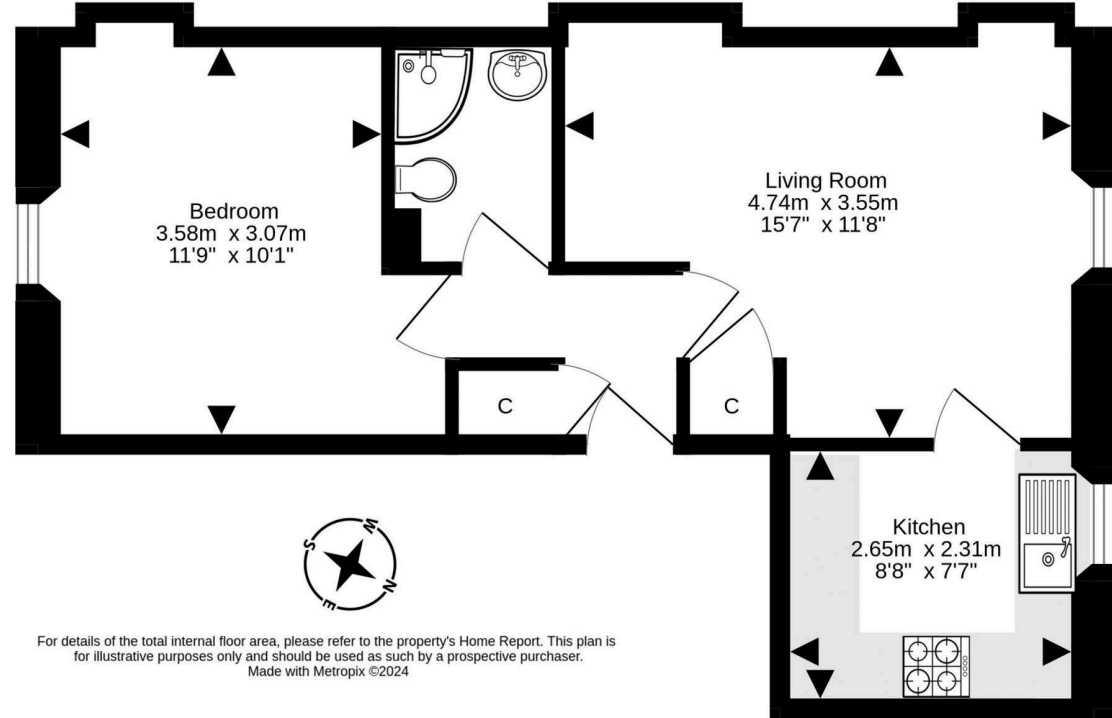


Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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 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. There is good quality schooling, both in the public and private sectors.





Shower Room
2.02m x 1.50m
6'8" x 4'11"



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