



23/3 Newington Road
NEWINGTON | EDINBURGH | EH9 1QR



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Beautifully presented dual aspect first floor flat with two bedrooms forming part of a traditional building, situated in the sought-after thriving area of Newington close to excellent local amenities and the City Centre. With only two other properties within the building, this seldom available bright and well-proportioned property offers comfortable and well-planned accommodation, in good condition with great storage throughout. The spacious living room is particularly attractive and complemented by the twin windows that fills the property with natural light, the elegant original corning and stylish gas fire and fireplace. The fitted kitchen currently has a breakfast bar, fridge/freezer, 5 ring gas hob, oven and fan, washing machine and utility cupboard with tumble dryer and the boiler. There are two well-proportioned bedrooms, one with a mezzanine bed and both with views of Arthur's seat. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from secure entry, permit parking and gas central heating. This superb property located in an excellent, sought-after location as well as the great schools within the catchment will appeal to a range of buyers, so early viewing is highly recommended.

- Bright twin windowed living room
- Fitted Kitchen
- Two well-proportioned bedrooms
- Excellent storage
- Bathroom
- Stunning views of Arthur's Seat
- Excellent sought after location
- Gas central heating and permit parking

The fridge freezer, washing machine, tumble dryer and cooker as well as all blinds and curtains will be included in the sale.
EPC Rating D.

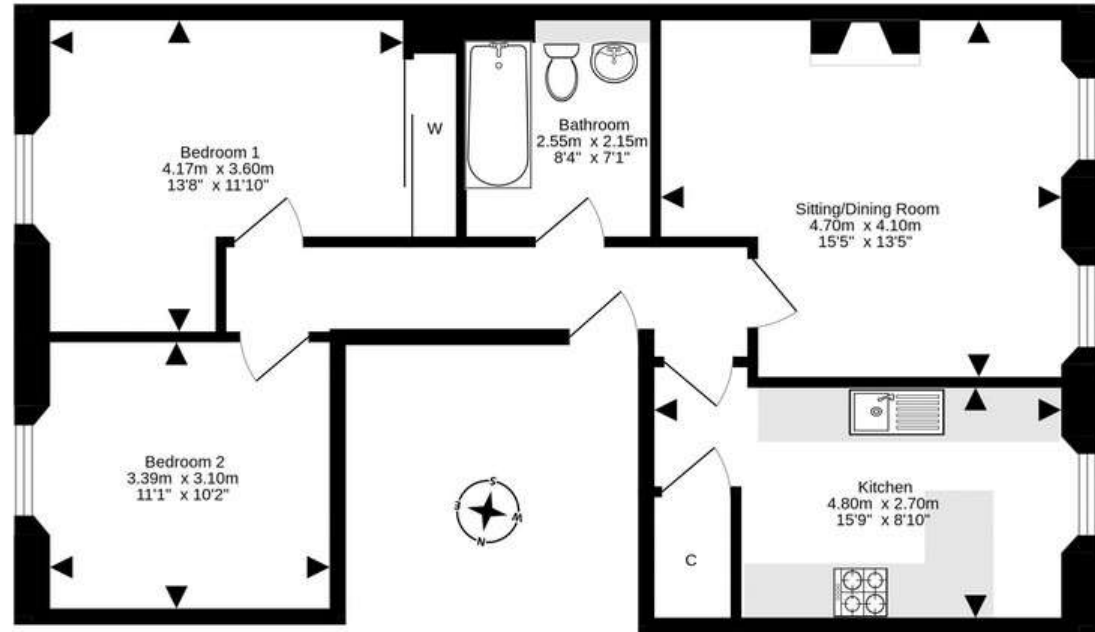
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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 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, with a handy bus stop right outside the property 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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