



82/1 Causewayside
NEWINGTON | EDINBURGH | EH9 1PY


warners
solicitors & estate agents



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Well presented dual aspect first floor flat with three 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. This 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 sash and case windows and Edinburgh press. The fitted kitchen currently has a fridge/freezer, gas hob and oven. There are three well-proportioned bedrooms all with an Edinburgh press and there is a utility cupboard with washing machine and tumble dryer. Completing the accommodation is the shower room with shower and a heated towel rail. The property also benefits from secure entry, permit parking and gas central heating. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Three bedroom first floor flat
- Fitted Kitchen bright living room
- Three well-proportioned bedrooms
- Utility cupboard
- Shower room with heated towel rail
- Sought after location
- Gas central heating and permit parking

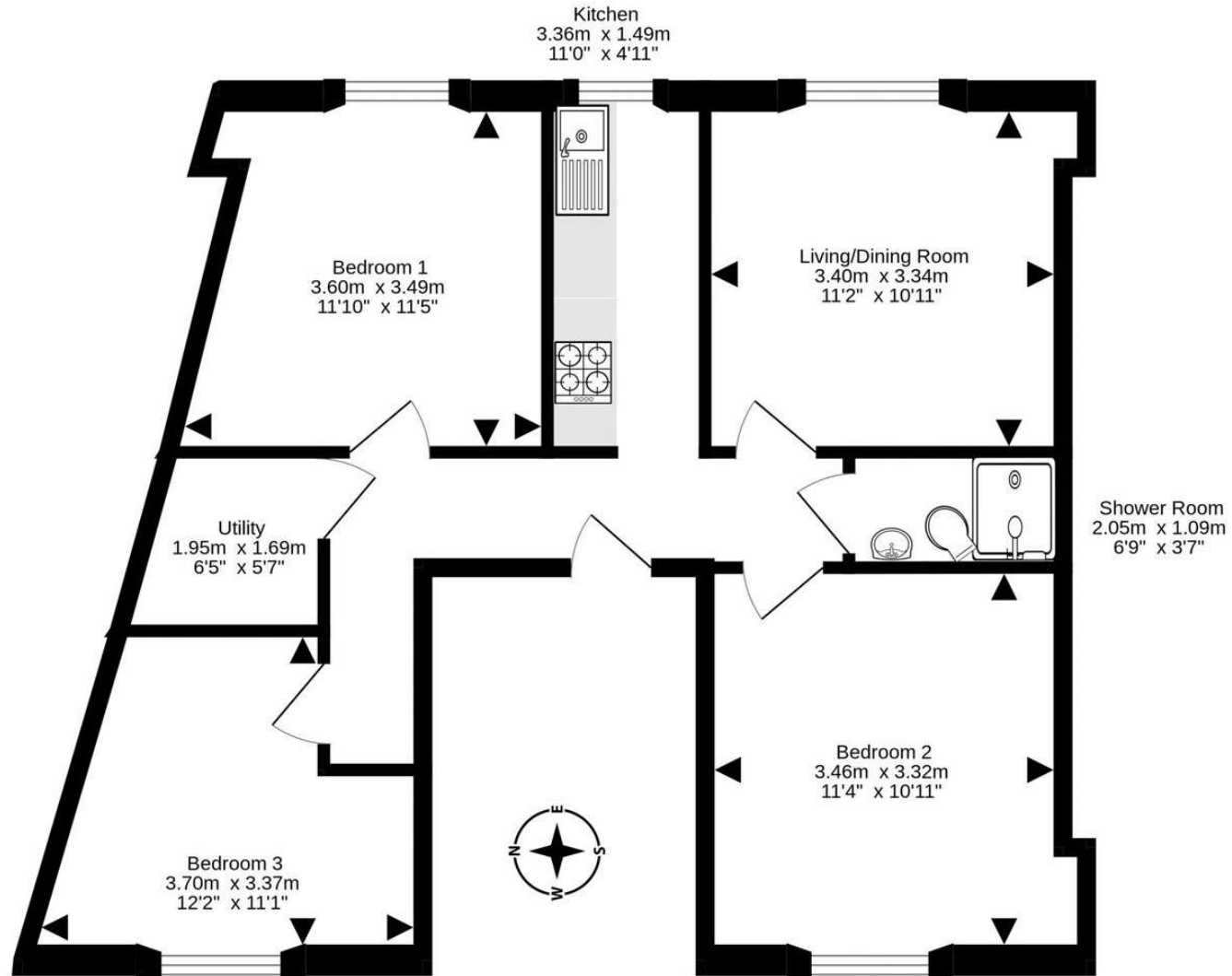
All blinds and cooker will be included in the sale. EPC Rating C.

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, 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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