



2/6 Langton Road  
NEWINGTON | EDINBURGH | EH9 3BN

  
**warners**  
solicitors & estate agents





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Immaculate presentation, generous sized living space and a fabulous view are all on offer within this most appealing two bed top floor apartment. Quietly tucked away in a sought after area, the property is conveniently situated for easy access to great transport links and the Cameron Toll and Newington shops and amenities.

This lovely flat is presented to the market in superb order throughout and benefits from all modern comforts. A public room with plenty of free floor space for both seating and dining has a feature fireplace and a door leading out onto an all weather balcony enclosed by a double glazed door. The view across to Arthur's Seat can be enjoyed from the living room and balcony. A good range of fitted units provide ample storage space within the kitchen and the bathroom is fitted out with a white suite, electric shower and neutral tone tile surrounds. There are two good sized double bedrooms, each with built-in storage space. Lying to the rear of the building is a private area of garden ground and also a shared drying area.

- Living/dining room with fireplace
- Enclosed balcony with view
- Well fitted kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom with electric shower
- Entrance hallway
- Gas central heating
- Double glazing
- Private and shared gardens to rear
- Unrestricted on-street parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

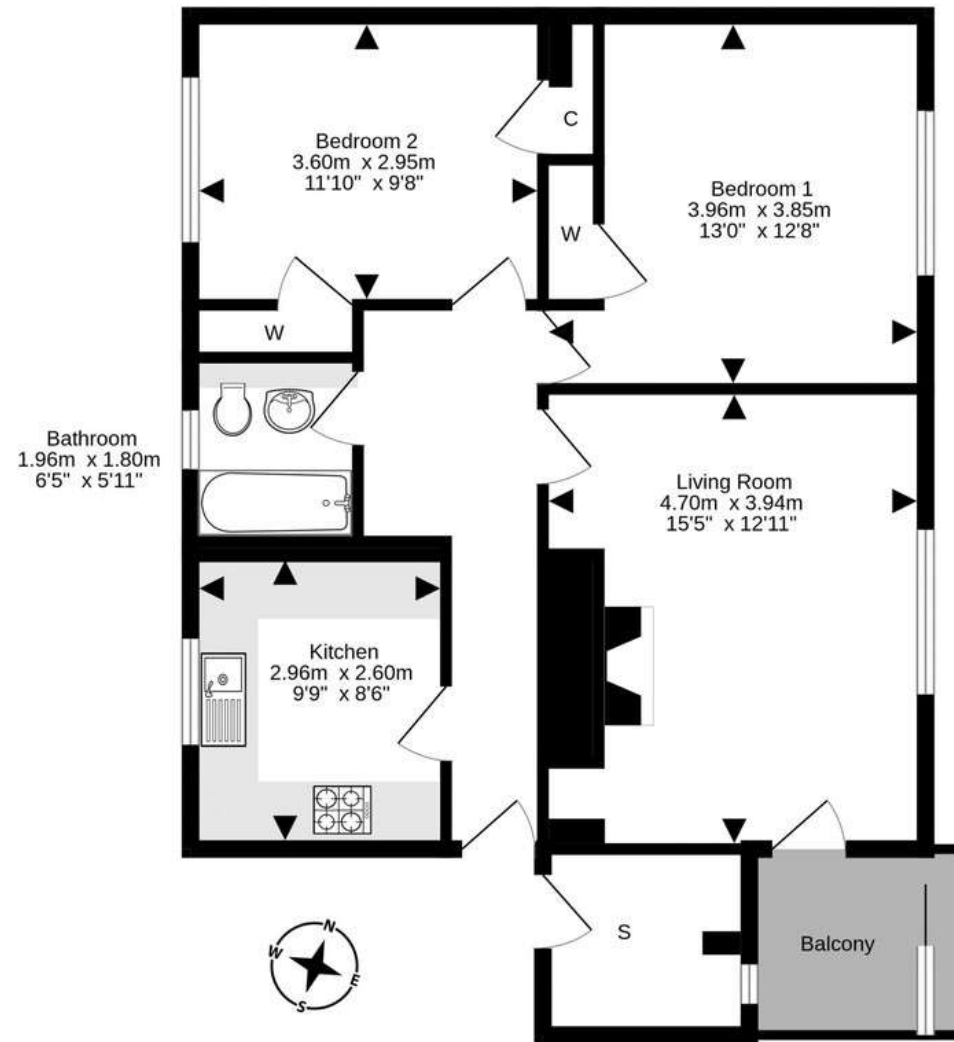
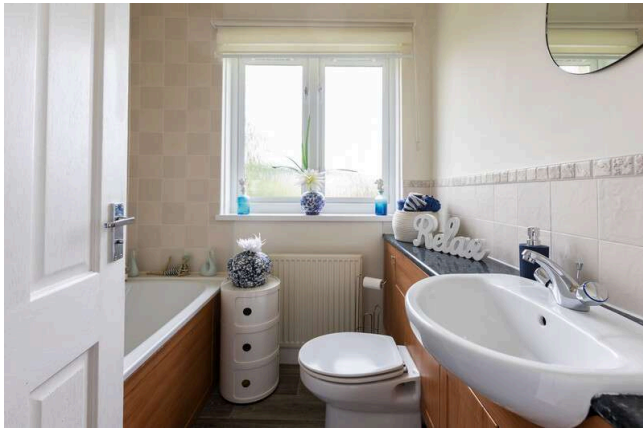


All kitchen appliances, curtains and light fittings, as well as the freezer and tumble dryer will be included in the sale. EPC TBC

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.







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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