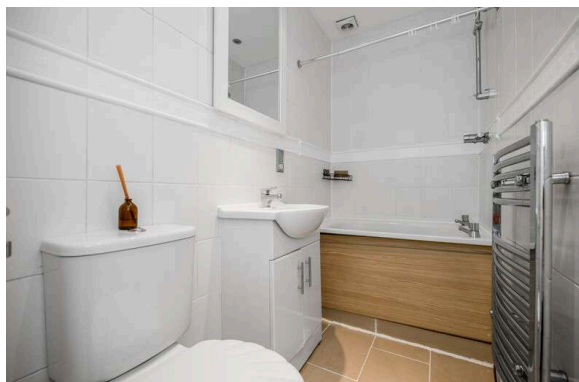




Waverley Lodge, 19B Queen's Crescent
NEWINGTON | EDINBURGH | EH9 2BB



19B Queen's Crescent

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Warners are delighted to offer to the market this uniquely charming, one-bedroom detached lodge in the popular Newington area of Edinburgh. Steeped in history, the property dates back to 1871 and marked the entrance to the Waverley Park development designed by David Cousin in 1862 for the landowner and Lord Provost, Duncan McLaren.

Internally, the accommodation comprises a welcoming entrance hallway, open plan lounge/ kitchen, bathroom with shower over bath and a double bedroom which provides access, through a hatch, to a useful floored attic space. The property benefits from gas central heating together with access to Waverley Park as well as Ventnor Park and Bowling Green.

Ideally situated close to excellent local amenities, including the Royal Commonwealth Pool, Cameron Toll shopping centre providing access to a 24-hour gym, as well as unrivalled public transport links into the city centre.

- Unique one bedroom cottage steeped in history
- Open plan lounge/kitchen
- Spacious double bedroom
- Modern bathroom with shower over bath
- Useful floored attic
- Excellent public transport links

Property can be sold as seen with all items included in the sale. EPC TBC

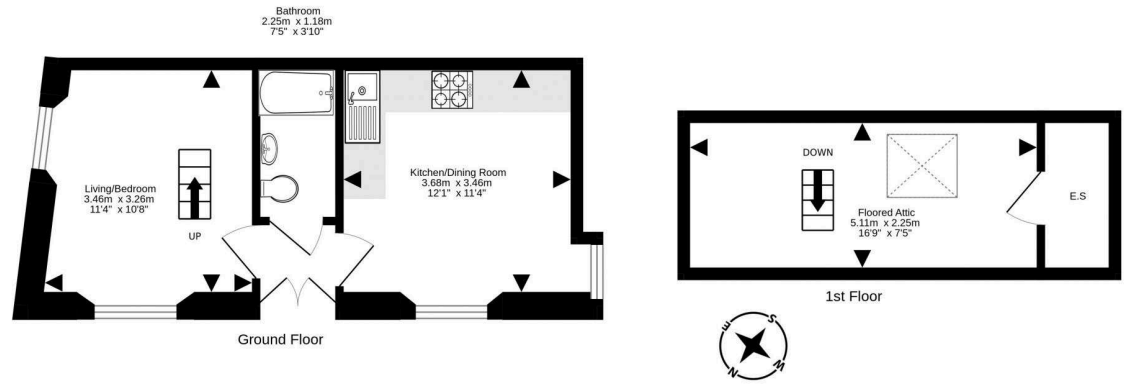
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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. Made with Metropix ©2024