



185/2 Causewayside
NEWINGTON | EDINBURGH | EH9 1PH

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Most appealing light filled one bed flat within a traditional tenement, boasting a west facing aspect and a great location near all manner of amenities, the green expanse of the Meadows is only a short walk away and the central universities are within easy reach.

Viewing is recommended to appreciate this lovely flat, benefiting from double glazed windows and a gas fired central heating system. The public room has plenty of natural light coming in through the twin windows and ample free floor space for both seating and dining furniture. The fitted kitchen lies off this room and has a window. The remaining accommodation includes a double sized bedroom, boxroom accessed off the hall, which is ideal as a home office or for storage, and a bathroom fitted with a mixer shower. Access to the communal stair is by way of a security entryphone system and a shared garden lies to the rear of the building.

- Excellent first time purchase
- High amenity area close to Universities and the Meadows
- Sunny twin window living/dining room
- Fitted kitchen
- Double bedroom
- Handy boxroom/study
- Bathroom with mixer shower
- Double glazing
- Gas central heating
- Security entryphone system
- Shared rear garden

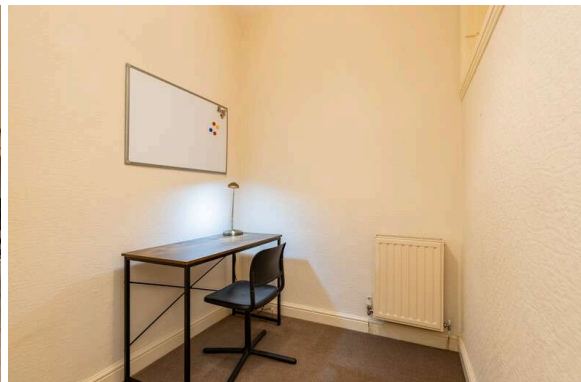
The property's full contents, with the exception of the pictures and mirrors, will be included in the sale.

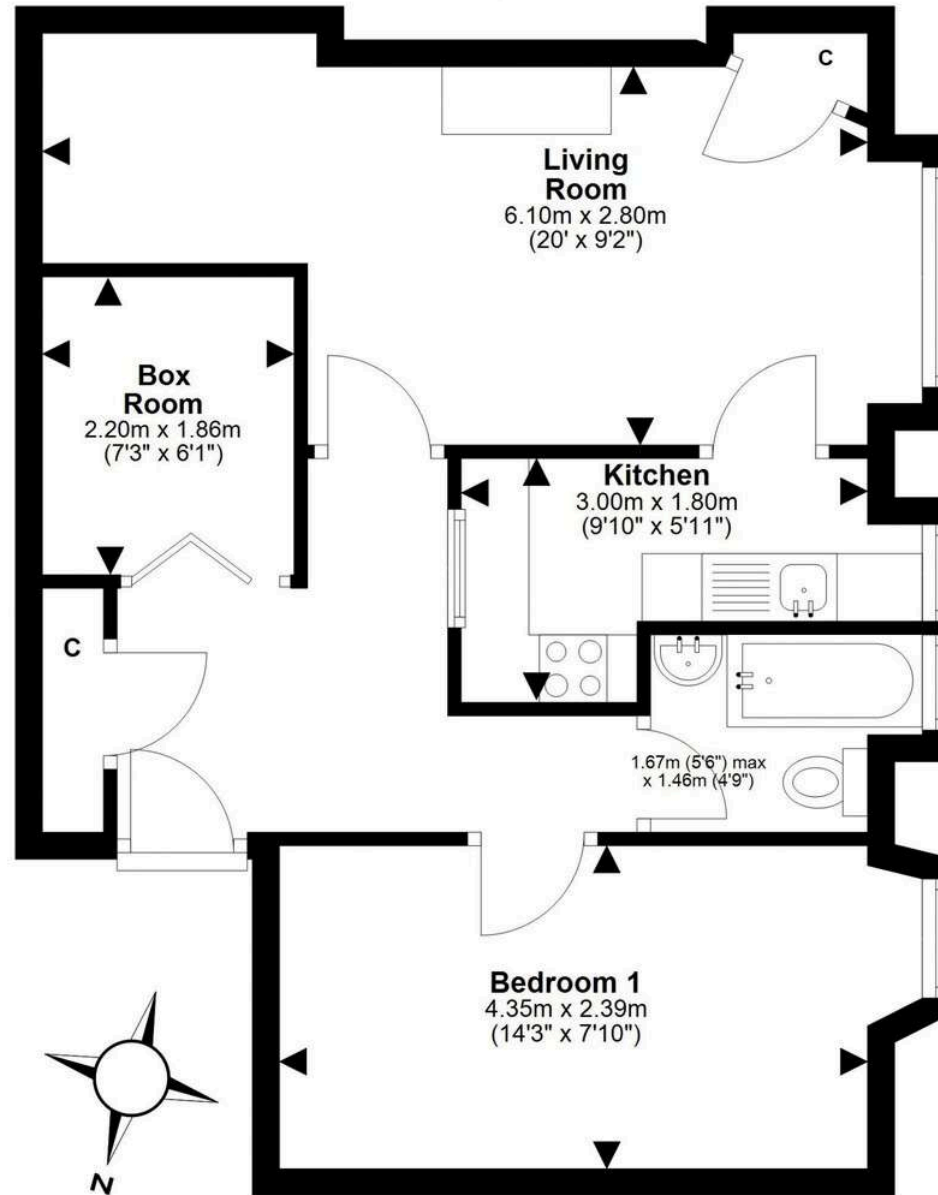
EPC rating C. Council Tax Band C.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.