



12 (3F3) Oxford Street
NEWINGTON | EDINBURGH | EH8 9PJ


warners
solicitors & estate agents



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Set on a quiet street in the heart of Newington, moments from excellent amenities, a myriad of university buildings and the vast open green spaces of Arthur's Seat is this traditional third floor apartment.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a large open plan lounge/kitchen with a contemporary kitchen section, a spacious bedroom, a W/C compartment and the flat is completed by a shower room. Externally there is a well-kept communal garden.

- Traditional apartment set in a handsome tenement
- Moments from university buildings and Arthur's Seat
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large double bedroom
- Shower room and a W/C
- Well-kept communal garden



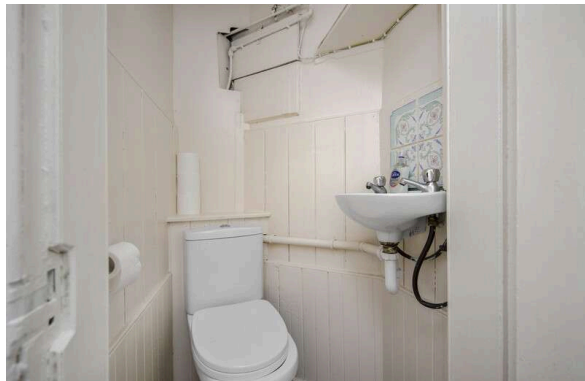
EPC rating is E

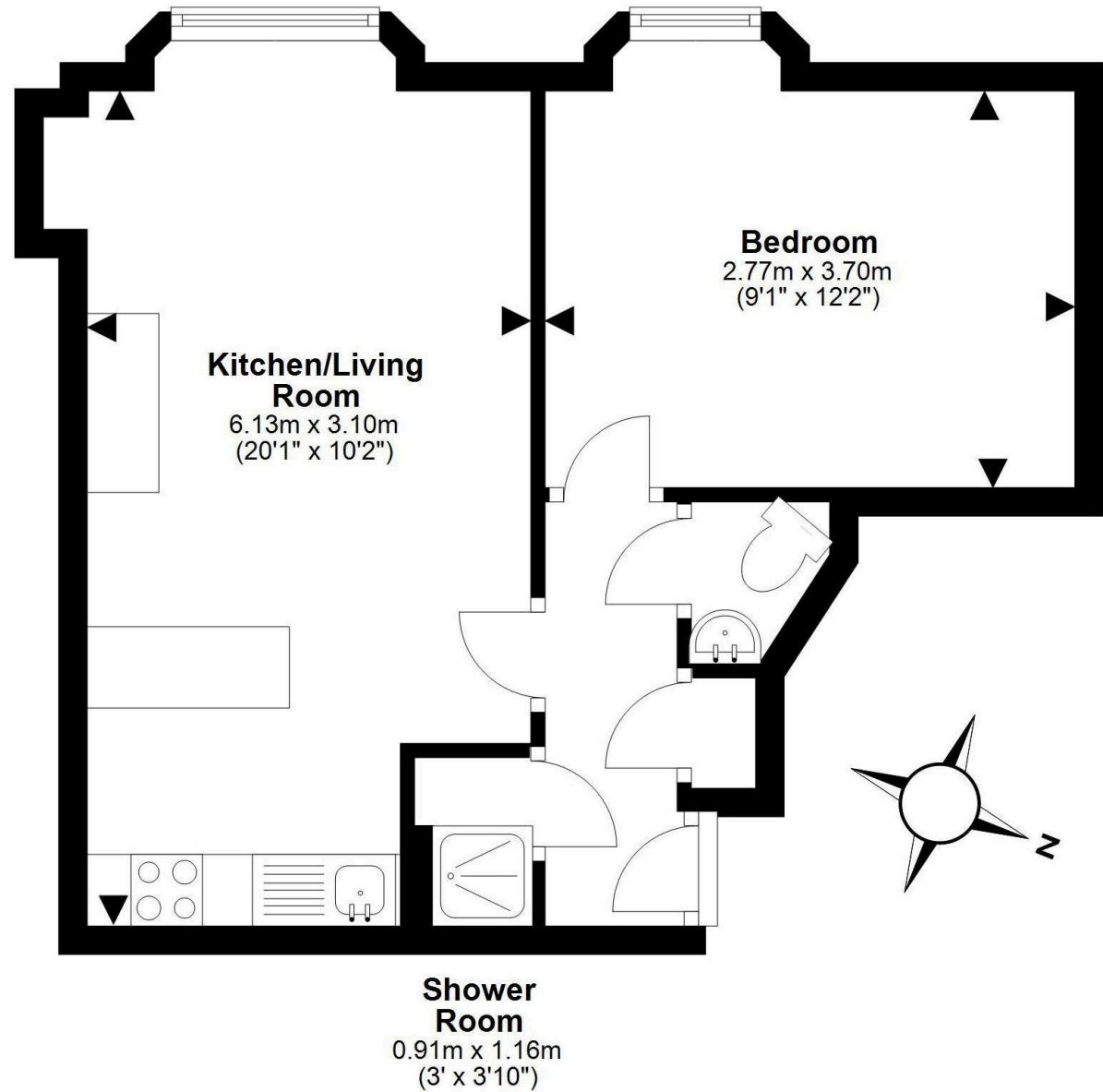
Included in the sale are all curtains, white goods and the sofa.

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, bars and restaurants. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, Summerhall, the Queen's Hall, Dynamic Earth and the Royal Commonwealth Pool. The property is conveniently placed for those connected to the Royal Infirmary, universities 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.