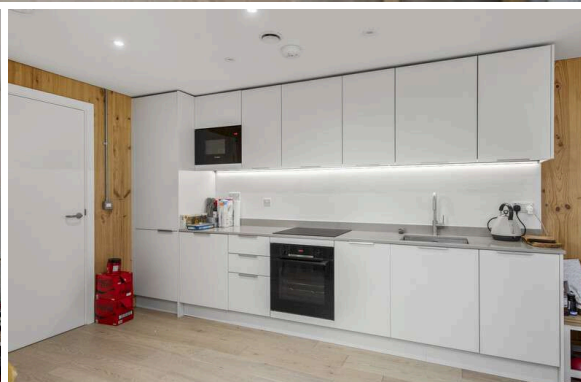




5 Simon Square
NEWINGTON | EDINBURGH | EH8 9HP


warners
solicitors & estate agents



5 Simon Square

NEWINGTON | EDINBURGH | EH8 9HP

An exciting opportunity has arisen to acquire this stunning one bedroom main door flat, located in the sought after Newington area to the South of the city centre and within close proximity to Arthur's Seat and Edinburgh University. The apartment has been decorated to a high standard and is offered to the market in true move-in condition. The property is open plan and has welcoming under floor heating throughout. The kitchen living area currently comprises a fridge/freezer, oven, induction hob, dishwasher and dining area. The bedroom is well proportioned and has built in cupboards and completing the accommodation is the stylish bathroom with a waterfall shower and heated towel rail. The property also benefits from secure entry, ample storage and permit parking. This stunning modern apartment is located in a very sought after area and will no doubt be of interest to first time buyers and investors alike. Early viewing is highly recommended.

- Modern Main Door One bedroom apartment
- Spacious Kitchen-living with fully fitted Kitchen
- Spacious bedroom with built in storage
- Stylish shower room with waterfall shower and heated towel rail
- Entrance hallway
- Permit parking
- Excellent local amenities
- Easy access to public transport links

All integrated kitchen appliances, light fixtures, blinds and curtains, bed, bedside tables, bookshelves, kitchen table, kitchen chairs, and portable AC unit are included in the sale

EPC Rating B

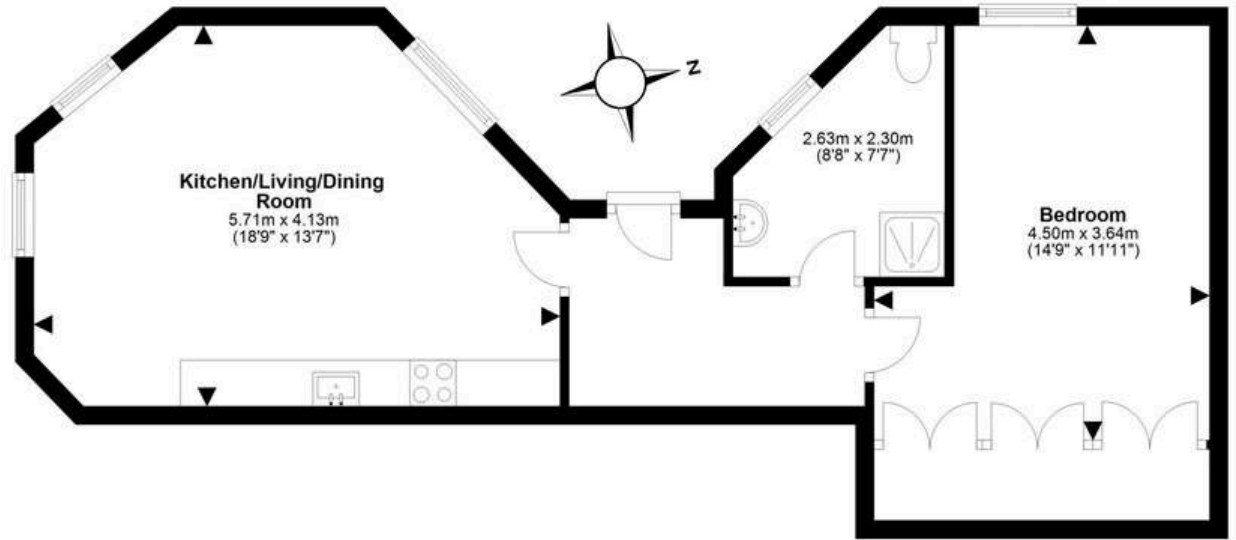
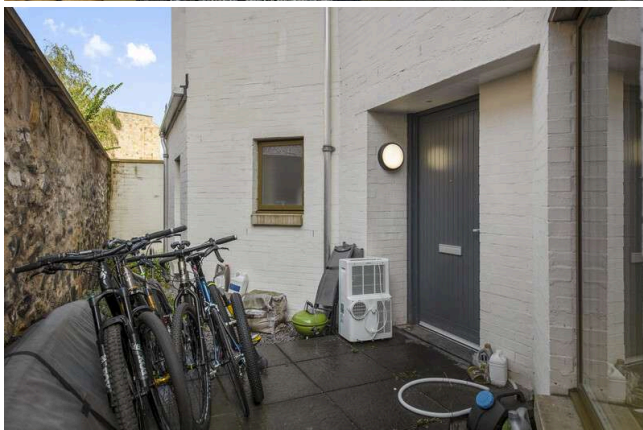
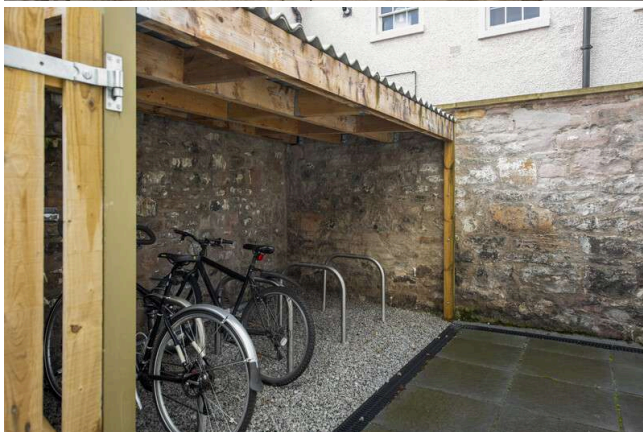
Factoring fee £80 per month

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.