



229 Causewayside
NEWINGTON | EDINBURGH | EH9 1PH

warners
solicitors & estate agents





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Superbly proportioned terraced villa offering flexible accommodation over three levels, a private garden to the rear, a private roof terrace and private parking. Occupying a sought after position within a highly regarded area, with excellent amenities close at hand, viewing is highly recommended to fully appreciate the feeling of space within this unique property. Although a degree of modernisation is required, the property makes a fantastic home and will serve a variety of purchasers' needs. On the lower level is a living room, dining room, breakfasting kitchen with conservatory off, family room and shower room with mains shower and vanity sink unit. Upstairs boasts two double bedrooms and bathroom with bespoke shower cubicle, bath with shower attachment and vanity sink unit. The upper level benefits from a further double bedroom with walk in storage, and a roof terrace. The property benefits from fantastic storage options and features throughout, gas central heating and a mix of double and single glazing.

EPC Rating D.

Extras include all floor coverings, front of house curtains, all window blinds, free standing fire place surround and electric fire, all ceiling light shades and wall light shades.

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







- Terraced villa over three levels
- Flexible layout
- Popular location
- Private parking
- Private garden and roof terrace
- Conservatory
- Fantastic storage options
- Many features

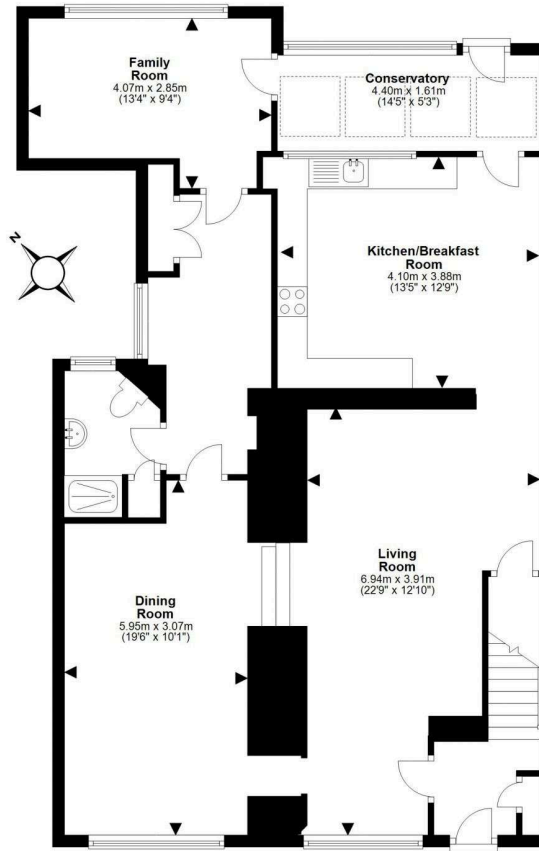
- Living room
- Dining room
- Breakfasting kitchen
- Family room
- Ground level shower room
- Three bedrooms
- Bathroom with bespoke shower
- Gas central heating



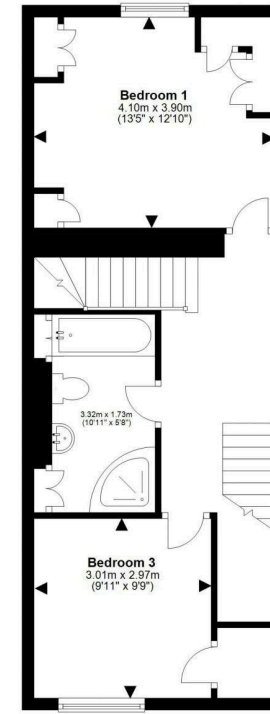
Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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.



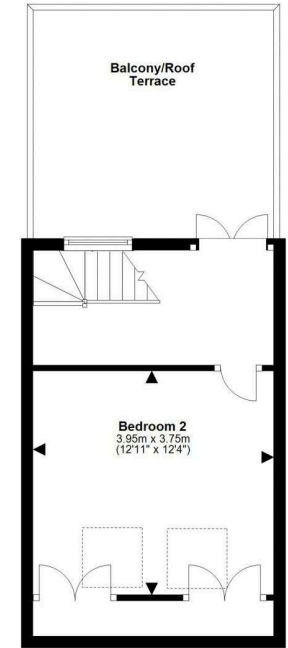




Ground Floor



First Floor



Second Floor

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.