



11/6 Ratcliffe Terrace
NEWINGTON | EDINBURGH | EH9 1SX


warners
solicitors & estate agents



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Warners is excited to present this charming third-floor flat, nestled within a traditional tenement building in the highly sought-after Newington district of Edinburgh. Perfectly positioned for easy access to an array of local amenities and just a short journey south to the bustling Edinburgh City Centre, this property offers both convenience and comfort.

This spacious flat is an excellent option for first-time buyers, professional couples, or investors looking for a prime rental opportunity. The accommodation is both practical and welcoming, featuring a secure shared entry for peace of mind and a reception hall with ample storage space. The bright living room, with its stunning feature fire, creates a cozy atmosphere, while the kitchen, offering a range of base and wall units, is perfect for meal prep and storage. The generously sized double bedroom is ideal for restful nights, and the white three-piece shower room offers modern, sleek fixtures. Gas central heating and double glazing ensure year-round comfort, while the flat retains its original features, adding character and charm. To the rear, there is a communal garden, providing a relaxing outdoor space, and permit and metered parking are available for added convenience.

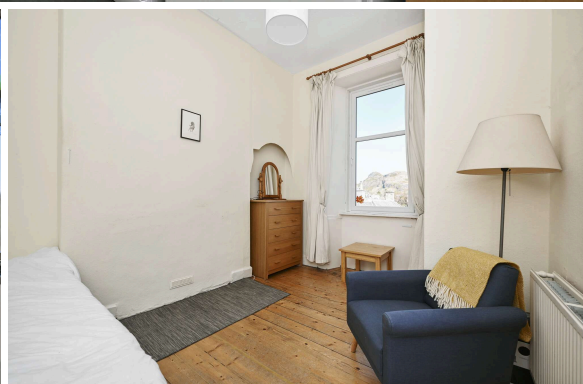
- Prime Newington location near amenities and City Centre.
- Spacious flat ideal for buyers, professionals, or investors.
- Bright living room with feature fire and original details.
- Generous double bedroom and modern shower room.
- Gas heating and double glazing.
- Communal garden and parking options.
- EPC C and Council Tax C

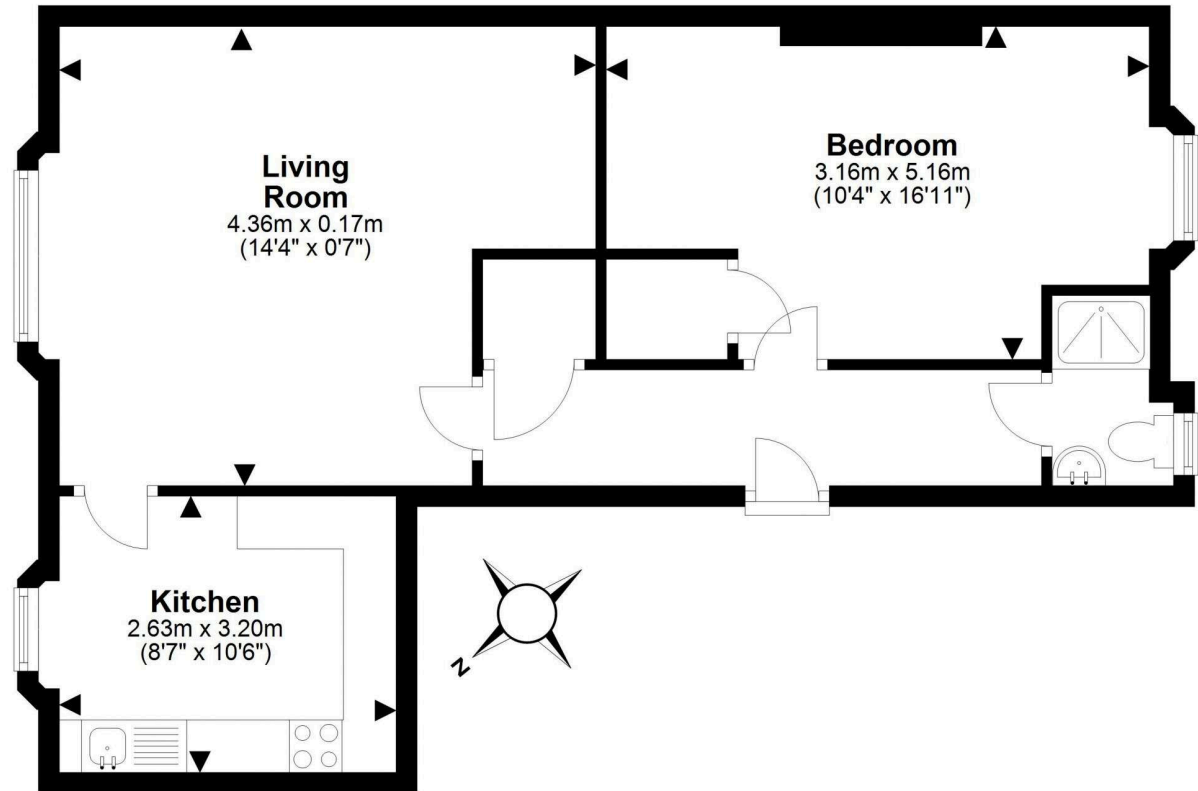
Curtains and kitchen appliances included in the sale.

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 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.