



57/6 East Crosscauseway
OLD TOWN | EDINBURGH | EH8 9HG


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solicitors & estate agents



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Located in the thriving area of Newington to the South of the city centre, is this well presented two-bedroom second floor flat that is sure to appeal to first time buyers and investors alike. The property comprises two well-proportioned bedrooms, a spacious living room with dining area, boiler cupboard and Hive thermostat. A fully fitted kitchen with a gas hob, oven, extractor fan, fridge, freezer and washing machine. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from a shared garden and there is permit parking available.

- Welcoming hall with storage
- Bright and spacious living room
- Fitted Kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Permit parking available
- Shared garden
- EPC Rating Band C
- Council Tax Band B

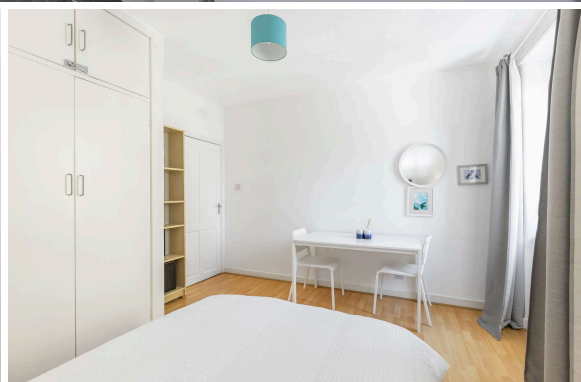
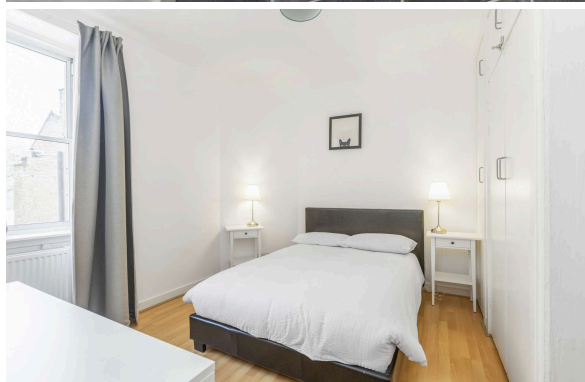
Factor - There is no Factor for the property.

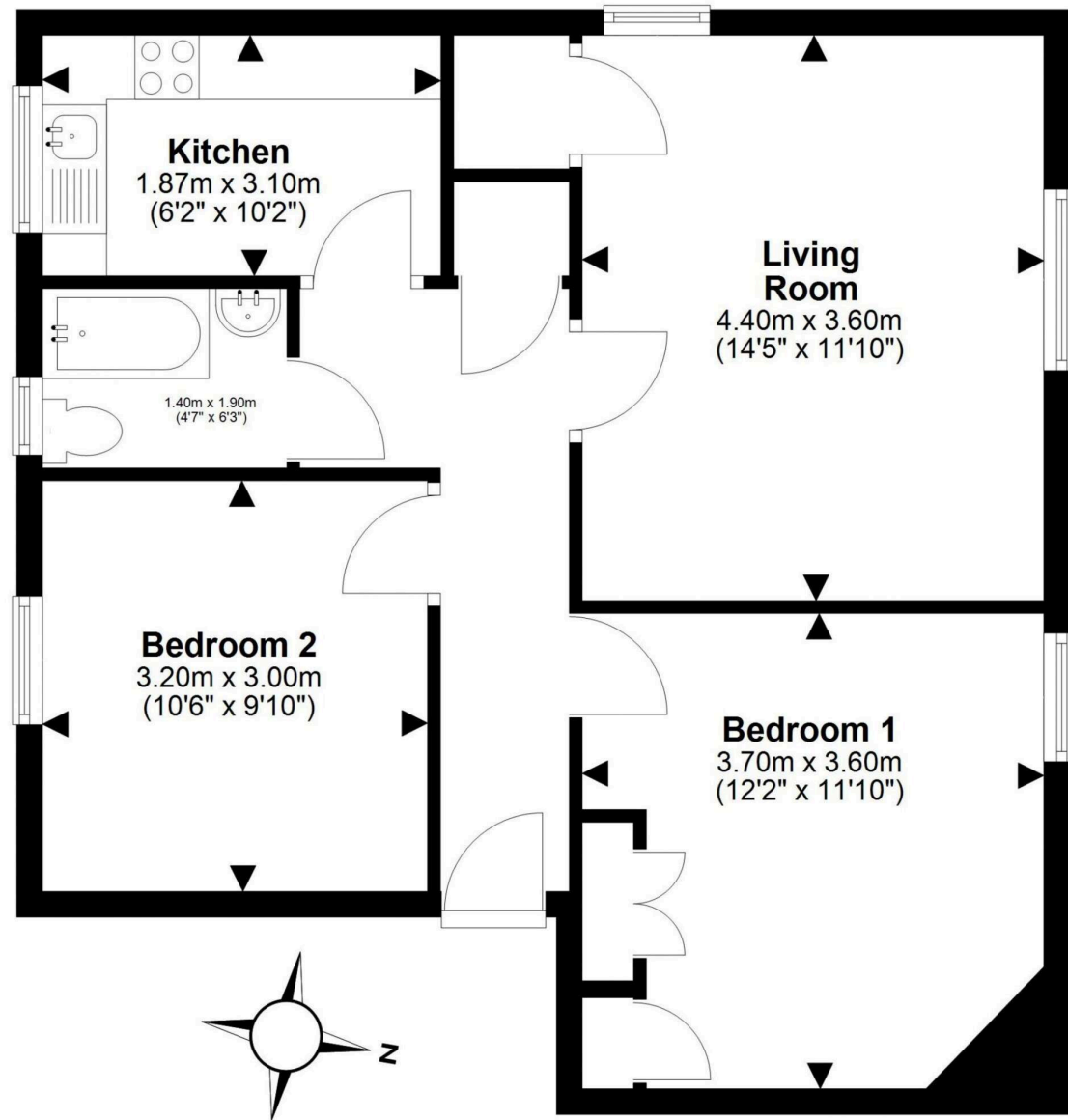
Extras: The property is to be sold as seen with all items of furniture as viewed, crockery, cutlery etc including four burner gas hob, electric oven, washing machine, under counter fridge, under counter integrated freezer. No warranty will be given for any appliances.

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. Convenient access to Edinburgh's business sector, and Edinburgh University is within easy walking distance. The area is set against the backdrop of Arthur's Seat and also borders the green expanse of the Meadows. Newington is well catered for by the Arts, with Summerhall, Queens Hall and the Edinburgh Festival on the doorstep. There is an extensive choice of shops available and plenty of fashionable bars, artisan cafes and restaurants. Leisure and sporting opportunities are also in abundance including the Commonwealth Pool. Regular bus services run to the City Centre, Airport and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.





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.