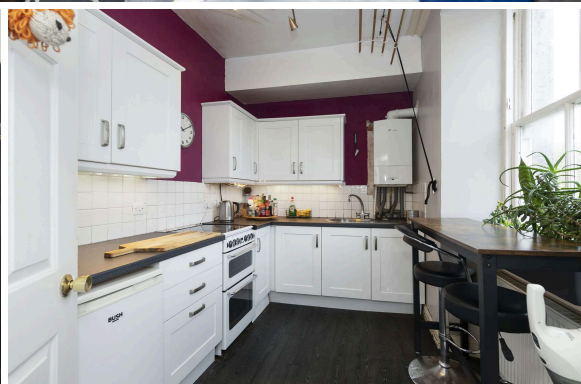




274 Parkside Street
NEWINGTON | EDINBURGH | EH8 9RL

warners
solicitors & estate agents



2/4 Parkside Street

NEWINGTON | EDINBURGH | EH8 9RL

Well-presented first floor flat forming part of a traditional tenement enjoying a prime position, well placed for an excellent range of amenities and central University buildings. The property is offered in good order and provides bright and easily manageable living space which would make an excellent first purchase or buy to let investment.

The property comprises an entrance hallway with two generous storage cupboards, bedroom with built in storage, living room with stunning views over the Craggs and traditional features such as Edinburgh press and fireplace, the fitted kitchen which currently comprises a pulley, gas hob and oven, fridge, boiler and also benefits from views of the Craggs. Completing the accommodation is the recently modernized bathroom with shower over the bath and a heated towel rail. The property also benefits from permit parking and a shared rear garden.

- Hall with storage
- Living room with traditional features and views of the Craggs
- Fitted Kitchen
- Double bedroom with built in storage
- Bathroom with shower over the bath
- Secure entry system
- Lovely, well maintained communal garden to rear
- Permit parking

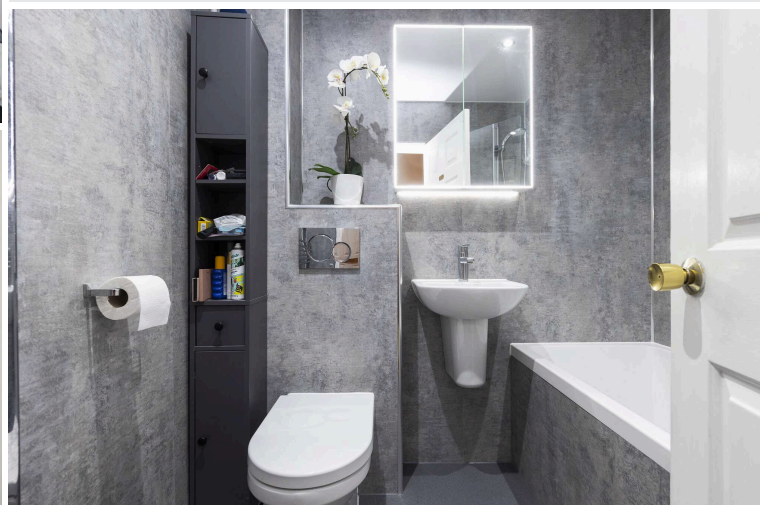
Curtains, oven and hob included in sale. Epc Rating C.
Other appliances can be available by separate negotiation.

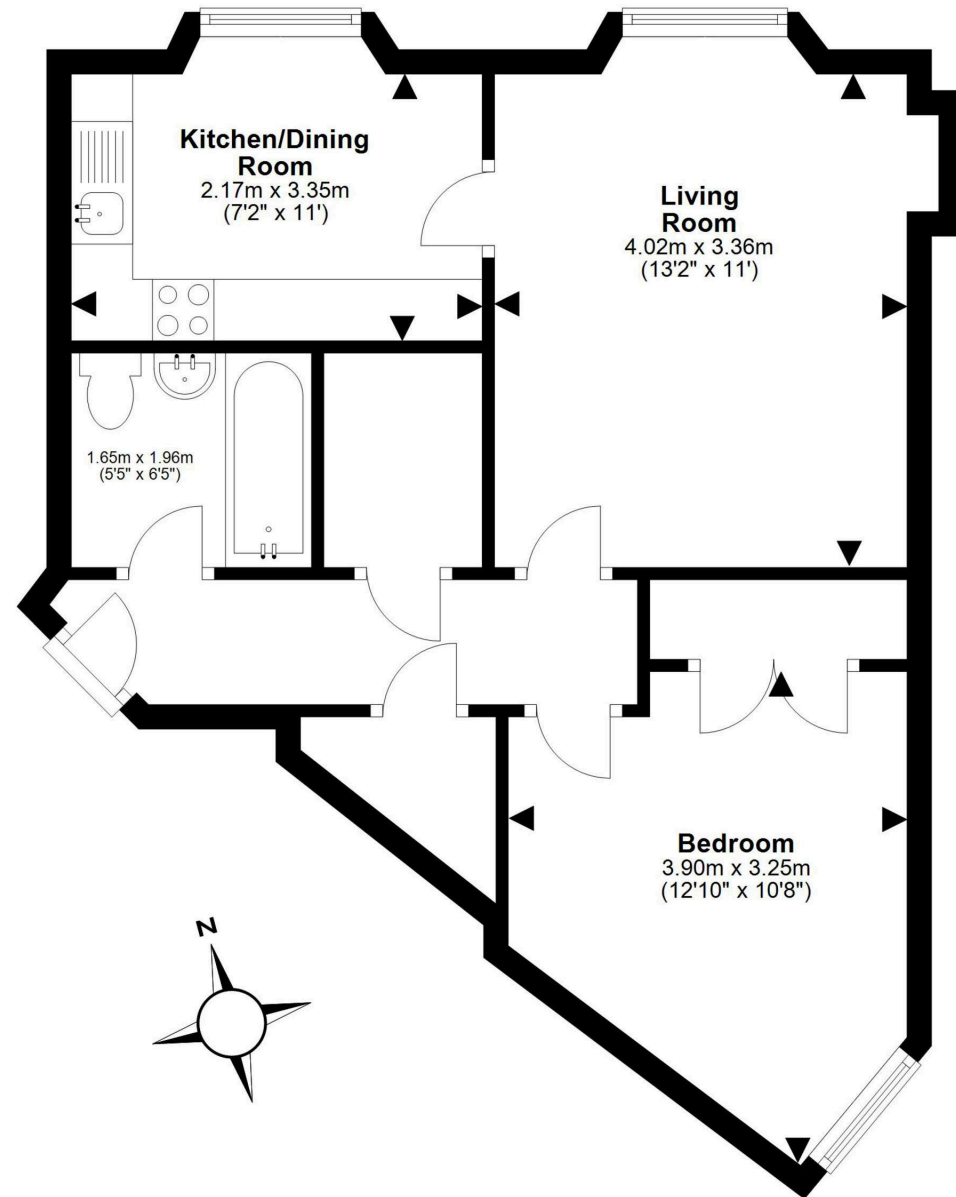
There are no factoring charges associated with this property.

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 also in abundance. 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.





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.