



1a Middleby Street  
NEWINGTON | EDINBURGH | EH9 1TD

  
**warner's**  
solicitors & estate agents



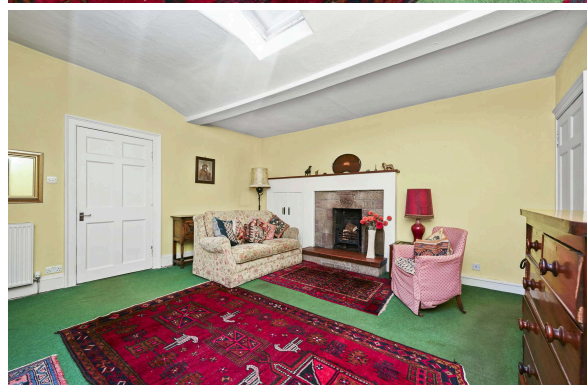


## 1a Middleby Street

NEWINGTON | EDINBURGH | EH9 1TD

Nestled in the heart of Newington on a fine cobbled Georgian street is this spacious main door villa. Surrounded by excellent amenities, quick transport links, a myriad of university buildings and close to Arthur's Seat this property which now requires modernisation would make an ideal buy in a tranquil, yet well-connected location. Entered through a handsome front garden mainly laid to lawn with mature shrubs and attractive flowers with a courtyard garden off the accommodation comprises a welcoming entrance hallway, a bright and spacious lounge with feature fireplace, generous dining space and kitchen off with fitted units and deep pantry cupboard. There is a large garden facing bedroom with further detailed fireplace and the property is completed by an ample sized bathroom with shower over bath.

- Handsome Georgian street in the heart of Newington
- Close to excellent amenities and Holyrood Park.
- University buildings and financial districts conveniently close.
- Front garden and courtyard
- Welcoming hallway
- Bright and spacious lounge
- Fitted kitchen with pantry cupboard
- Large double bedroom overlooking the garden
- Spacious bathroom with shower over bath



Oven, hob and sofa bed in living room included in sale.

EPC Rating E.

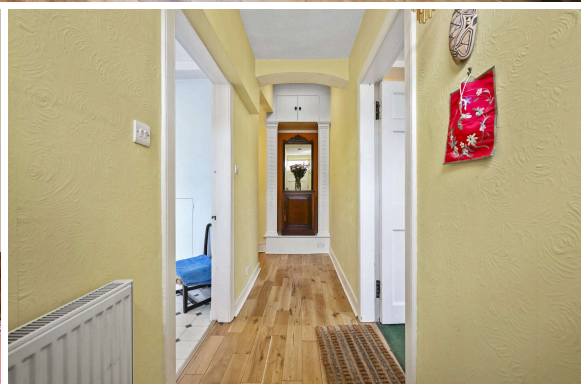
There are no factoring charges associated with this property.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

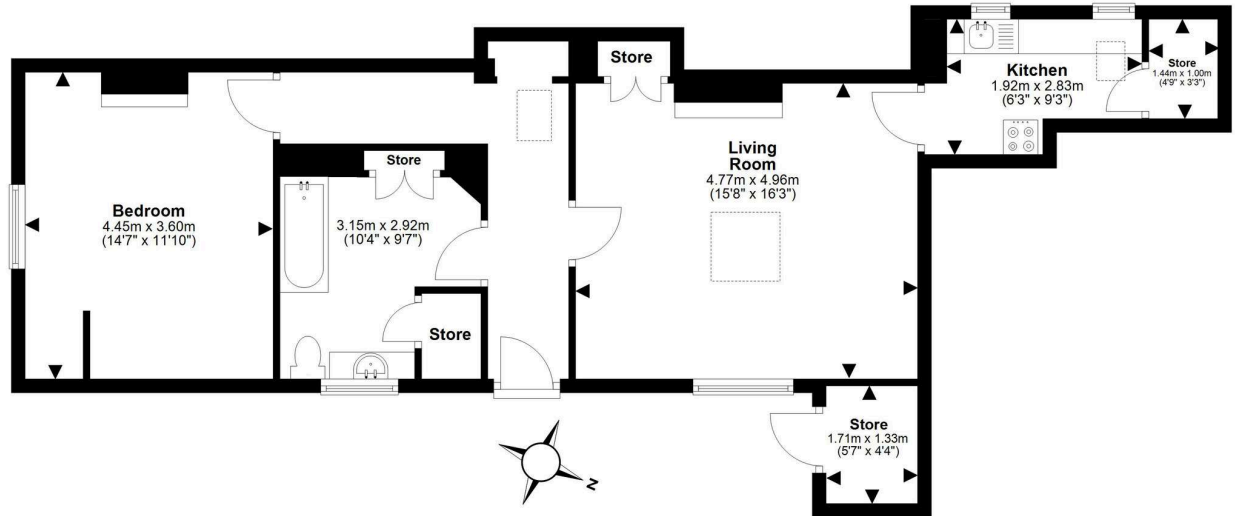




Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops, bars and restaurants. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, Summerhall, the Queen's Hall, Dynamic Earth and the Royal Commonwealth Pool. The property is conveniently placed for those connected to the Royal Infirmary, universities 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. Local catchment schools include Sciennes Primary School, Boroughmuir High School, James Gillespie's High School, and St Thomas of Aquin's Roman Catholic High School.







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