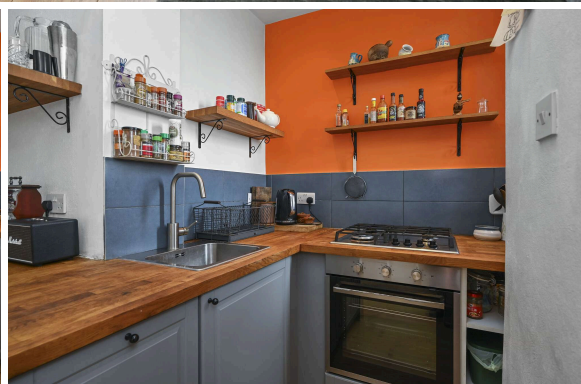




11/7 West Newington Place
NEWINGTON | EDINBURGH | EH9 1QT


warners
solicitors & estate agents



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Warners are delighted to present this well-proportioned, two-bedroom top-floor flat, forming part of a traditional stone-built tenement on a quiet residential street in the highly desirable Newington area, just south of Edinburgh's city centre.

Occupying a dual-aspect position on the third floor, the property enjoys a bright and airy feel throughout. A welcoming entrance hallway provides access to all rooms and features a secure entry system, two convenient storage cupboards, and a skylight that floods the space with natural light.

Set to the rear, the spacious open-plan living and kitchen area boasts rooftop views across the city. It features wood-effect flooring, an Edinburgh press, ample room for a dining table, and fitted kitchen units topped with wood work surfaces.

The generously sized main bedroom is positioned at the front and benefits from soft carpeting, a pendant light, and ample space for freestanding furniture, along with a traditional press. The second double bedroom also offers comfortable proportions, a recessed window overlooking West Newington Place, and tasteful neutral decor.

A well-appointed bathroom completes the accommodation, fitted with a three-piece suite, mains-powered over-bath shower, tiled splashbacks, and a ladder-style heated towel rail.

This charming flat is an ideal home for professionals, first-time buyers, or buy-to-let investors looking to enjoy all that this vibrant and central neighbourhood has to offer.

- Prime Newington location near city centre
- Bright top-floor, dual-aspect flat
- Open-plan living with city views
- Two spacious double bedrooms
- Modern bathroom with over-bath shower
- Quiet, traditional tenement setting

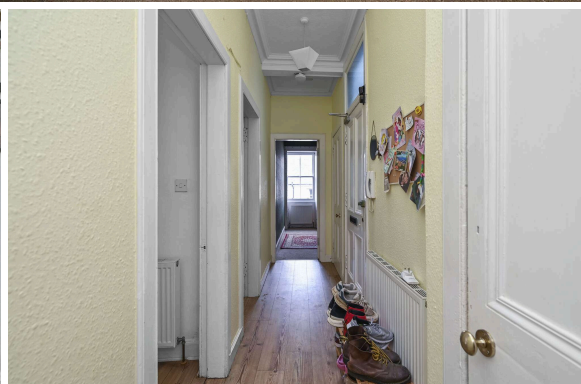
EPC Band D, Council Tax C

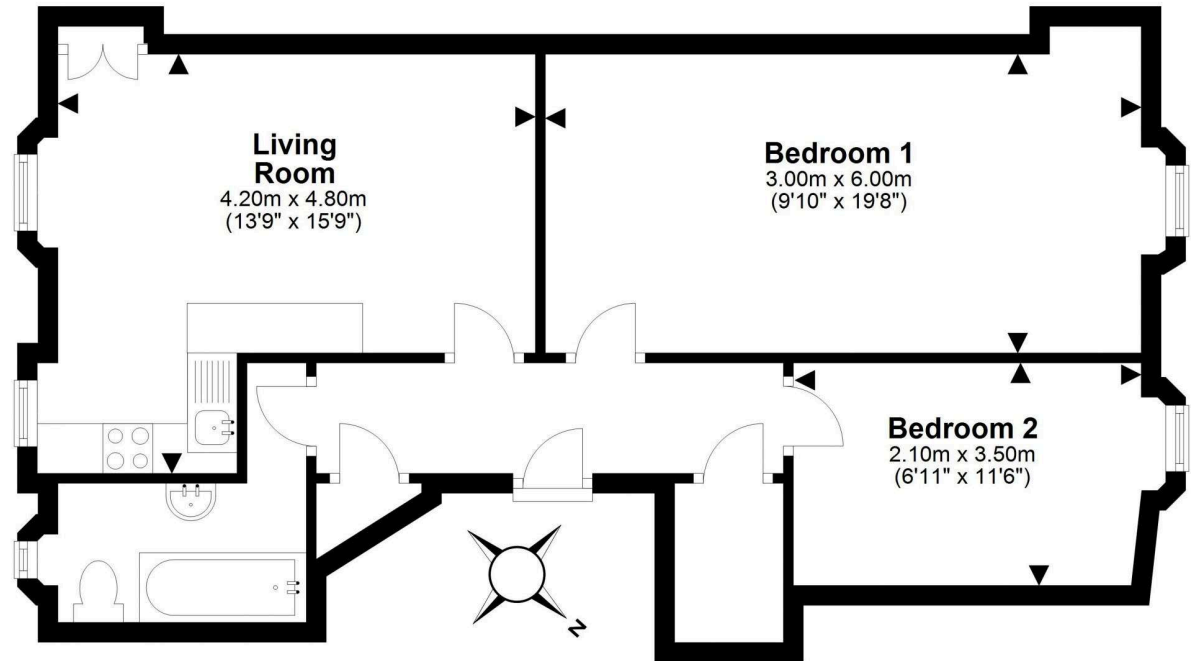
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

All fixtures, fittings, integrated appliances such as dishwasher, fridge and oven, blinds, and the sofa are included in the sale.





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.