



4/21 St Patrick Square
NEWINGTON | EDINBURGH | EH8 9EZ

warner's
solicitors & estate agents



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Set in the heart of Newington, moments from excellent amenities, a myriad of university buildings and the vast open green spaces of Arthur's Seat is this immaculately presented top floor apartment. Boasting an abundance of natural light, panoramic views over Arthur's Seat and excellent loft storage this property would make an ideal buy in a highly sought-after location.

The accommodation, offered to the market in true move-in condition comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with generous dining space and contemporary kitchen units, two well-proportioned double bedrooms (both with ample built-in storage) and the flat is completed by an exquisite bathroom with shower over bath.

- Immaculate top floor apartment
- Close to university buildings and quick transport links
- Panoramic views of Arthur's Seat
- Welcoming hallway with good loft storage
- Bright open plan lounge/kitchen
- Two spacious double bedrooms
- Luxury bathroom with shower over bath

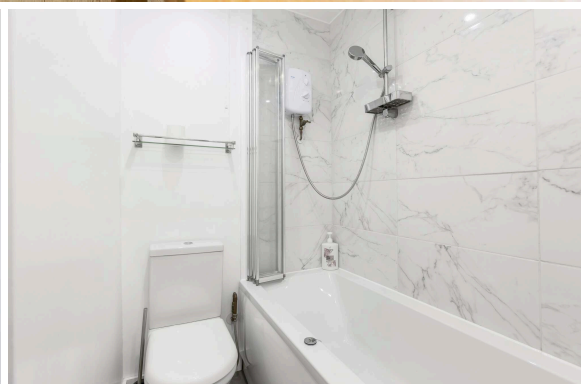
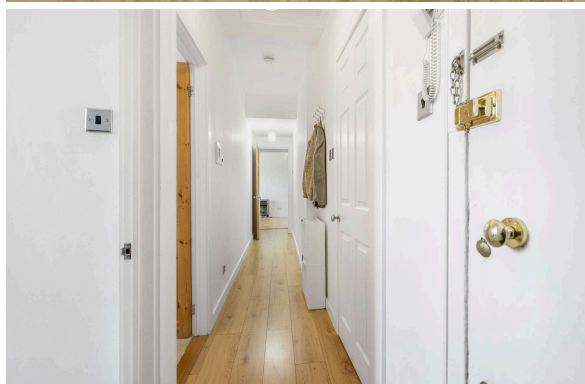
Energy Rating E, Council Tax Band C.

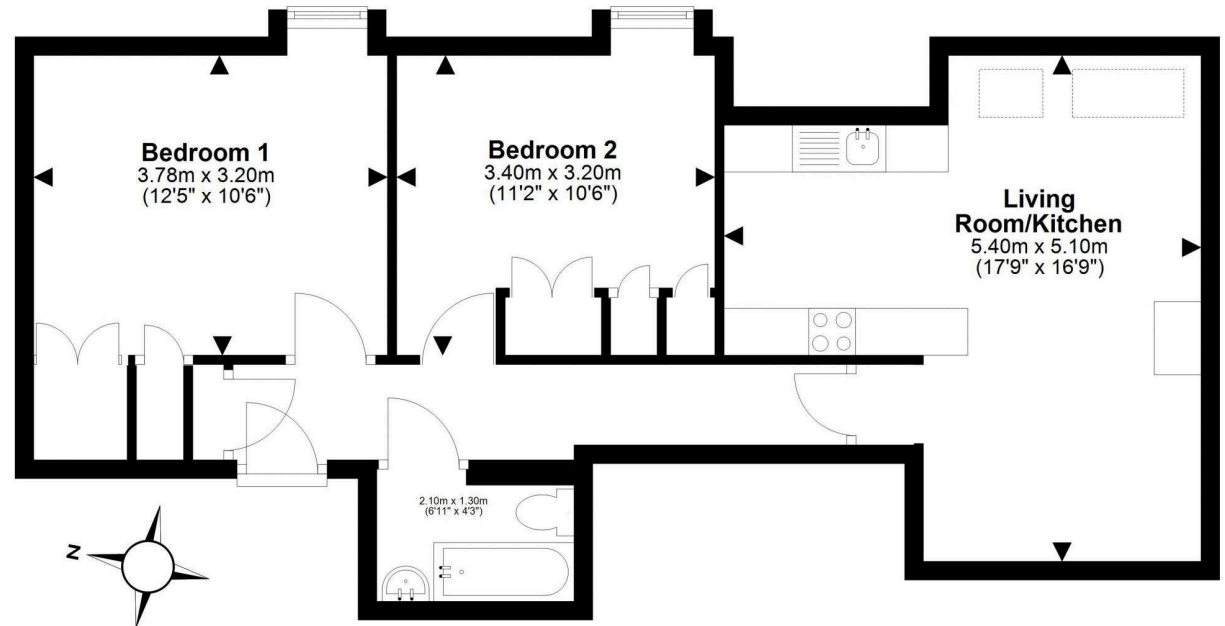
Oven, hob, fridge, washing machine, wall heaters and light fittings all included in the sale. Sofa can be made available upon request.

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, 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.





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.