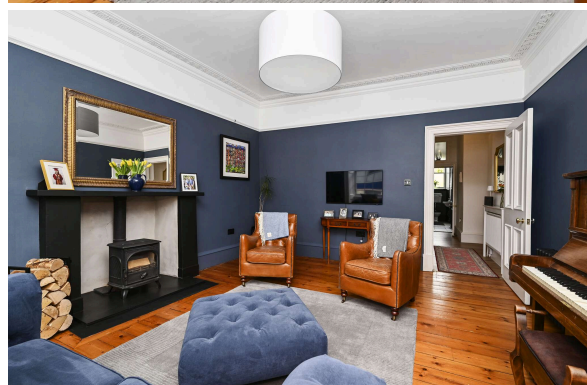


171/3 Causewayside
NEWINGTON | EDINBURGH | EH9 1PH

warners
solicitors & estate agents



171/3 Causewayside

NEWINGTON | EDINBURGH | EH9 1PH

Accessed via a historic cobble stoned archway, this dual aspect first floor flat with two bedrooms forms part of a Georgian tenement in the highly sought-after Newington district of Edinburgh, just south of the city centre. The property has been renovated to a high standard and is offered to the market in true move in condition.

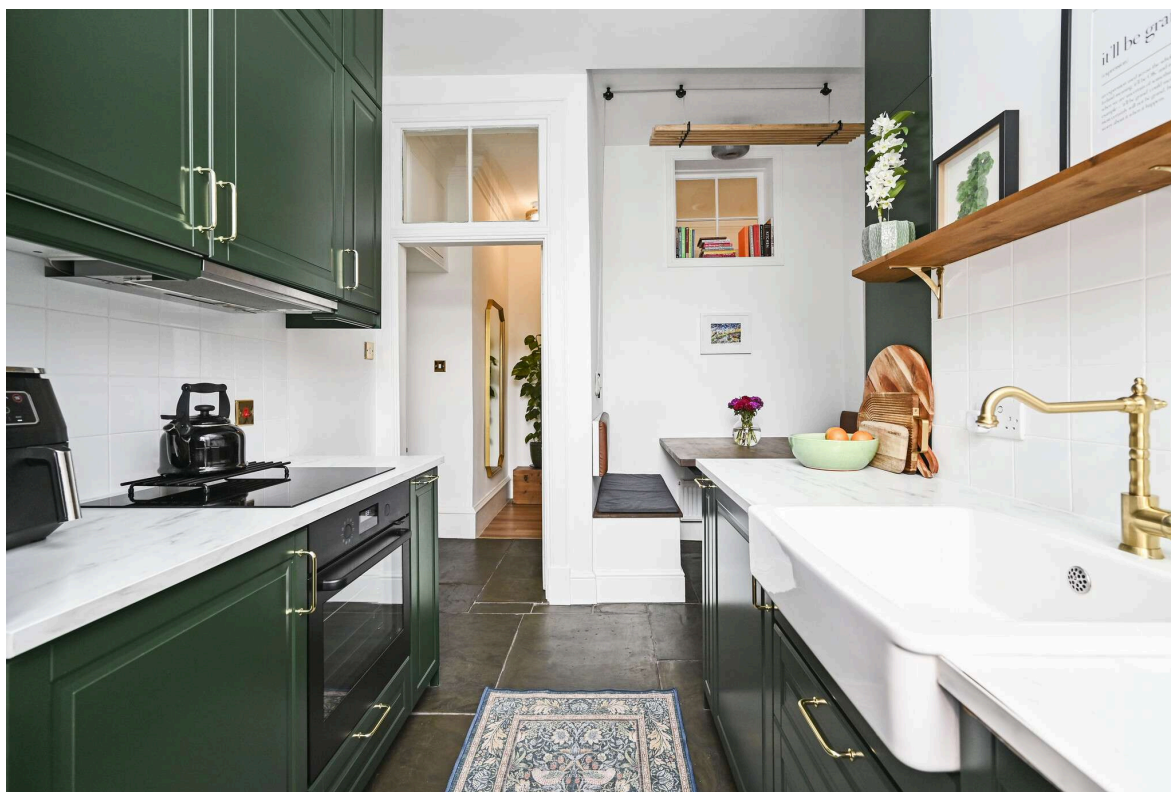
The attractive, spacious living room boasts a charming wood-burning stove and twin windows which fill the property with natural light. The contemporary kitchen/dining room features a stylish built-in dining table and benches, and the kitchen area offers ample integral cupboard storage.

The principle bedroom benefits from built-in storage and impressive views of Arthur's seat, and the second double bedroom offers a versatile space that could also be employed as a home office or gym.. A family bathroom completes the internal accommodation.

Outstanding local amenities include the Royal Commonwealth Pool and a range of bars, cafes and restaurants, and the property is conveniently located to offer easy access to great public transport links. The accommodation comprises:

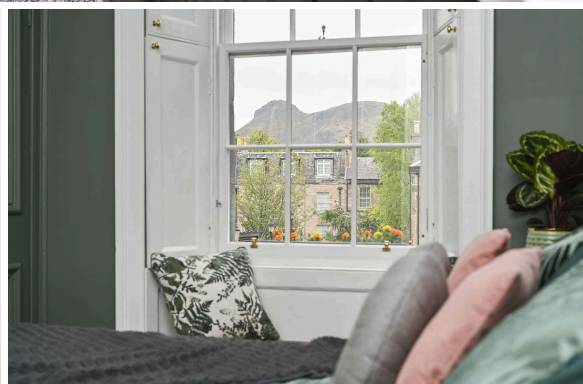
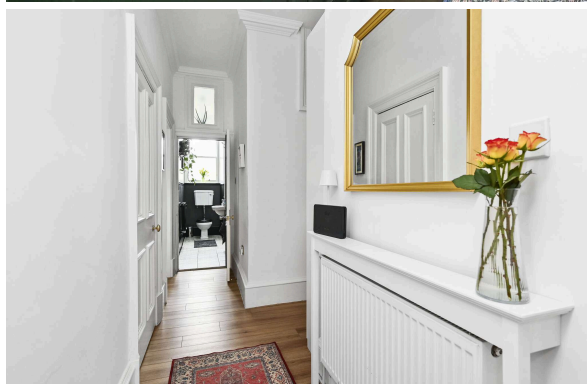
- Original features: flagstone floor in kitchen, cornicing, Edinburgh press in living room
- Sash and case double glazing
- Easy access to public transport links
- Impressive views of Arthurs seat from the kitchen and principal bedroom.
- Well-maintained communal garden and shared parking space
- Living room
- Kitchen/dining room
- External storage
- Bathroom
- On street parking and nearby permit parking
- EPC C and Council Tax C

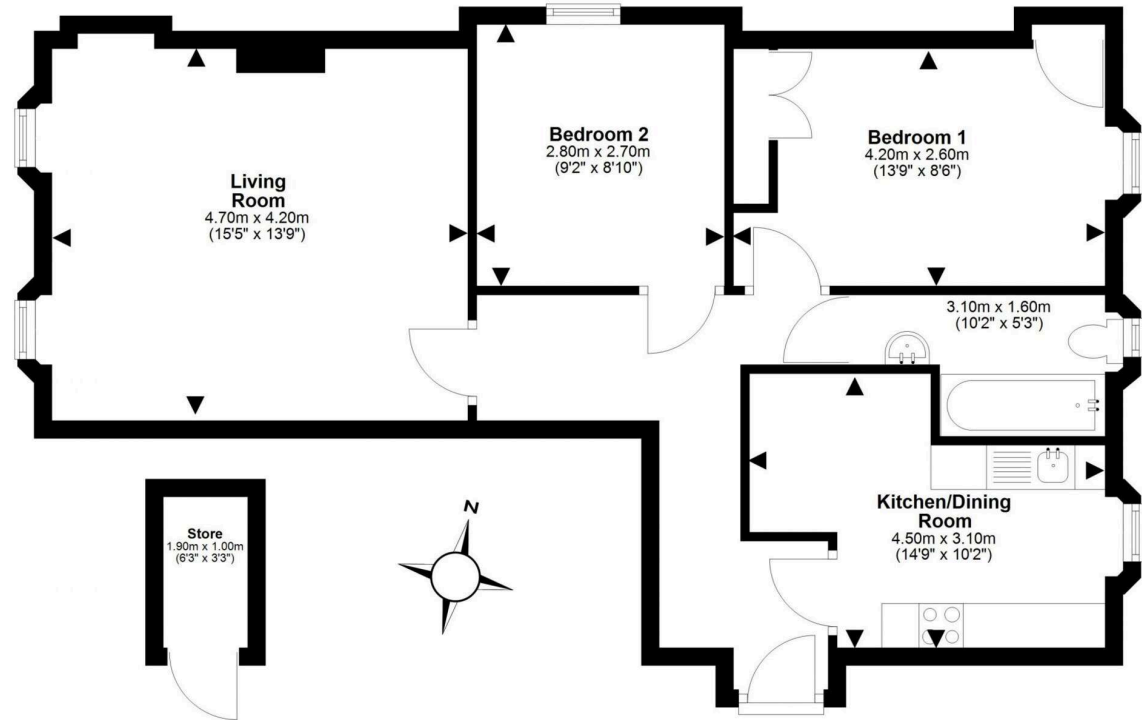
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All kitchen appliances, blinds included in the sale. Hall storage cupboards can be made available upon request.

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.





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc