



39/1 Lutton Place
NEWINGTON | EDINBURGH | EH8 9PF

warner's
solicitors & estate agents



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Warners is delighted to offer to the market this well-proportioned, two-bedroom apartment forming part of a traditional tenement in the sought-after Newington area of Edinburgh, just south of the city centre.

This charming flat is conveniently located to offer easy access to the University of Edinburgh's George Square complex as well as excellent public transport links. Outstanding local amenities include the Royal Commonwealth Pool, the Meadows, and a range of bars, cafes and retail outlets.

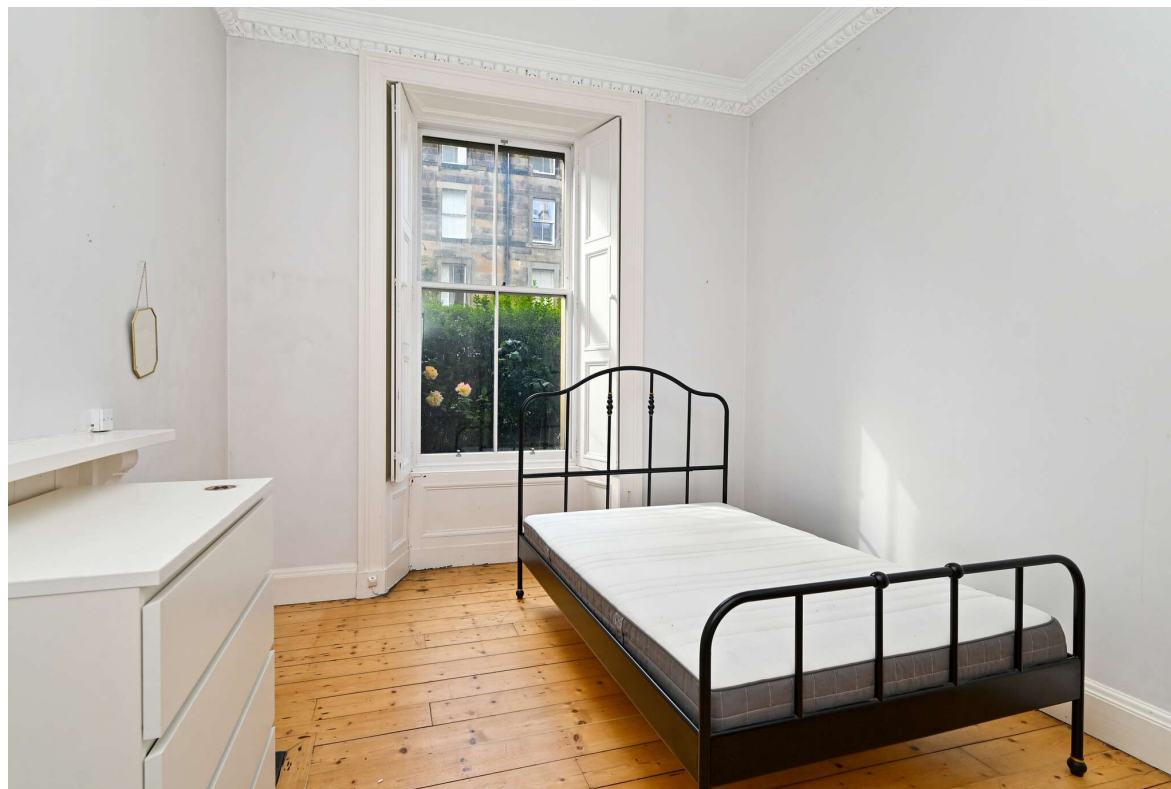
The well-sized, open plan living room and kitchen provides a great space for relaxing or entertaining friends and family. The principal bedroom is of an excellent size and boasts integral cupboard storage. The second bedroom, also a well-sized double, could alternatively be employed as a home office, study or gym giving the apartment a good degree of flexibility, and a shower room with WC completes the internal accommodation.

Offering immense appeal to a range of buyers including first-time purchasers and those looking to downsize as well as holding investment potential, early viewing is highly recommended.

- Two-bedroom ground floor apartment
- Sought-after location
- Excellent local amenities
- Living room/kitchen
- Two double bedrooms
- Shower room
- Entrance hallway
- Communal garden

Energy Rating D and Council Tax Band C

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



Everything in the property included in the sale

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.

