



16 (2f1) Chapel Street  
NEWINGTON | EDINBURGH | EH8 9AY

**warners**  
solicitors & estate agents





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A rare opportunity has arisen to acquire a particularly attractive and versatile second floor flat in a sought after, high amenity area. This lovely home has been renovated by the present owner and offers spacious accommodation making an ideal buy for a small family, investor or a couple looking for more space. The living room is bright and spacious and circular in shape and located on the corner of the building with views out to the vibrant hustle and bustle of the attractive bar/restaurants and shops below. The kitchen/dining room also bright and spacious currently comprises a dining area, Belfast sink, 5 ring gas hob, oven and fan. There are three well-proportioned bedrooms with built in storage, a further utility room with a washing machine, a study, shower room and completing the accommodation is the bathroom with bath, WC and pulley. The property also benefits from a shared garden, permit parking and ample storage. Early viewing is highly recommended!

- Kitchen/dining room
- Bright and spacious living room which also has potential for a fourth bedroom
- Three Bedrooms
- Bathroom with Bath and WC
- Further Shower room
- Study and further utility area
- Residents' permit parking
- Excellent local amenities close at hand

Extras included in this sale are the cooker, dishwasher, washing machine, blinds and built in wardrobe. Other furniture can be available by separate negotiation.

**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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary 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.

EPC rating C. Council tax band D. There is no factor associated with this property.





