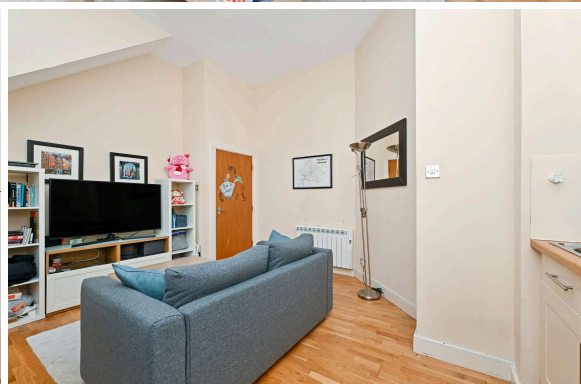
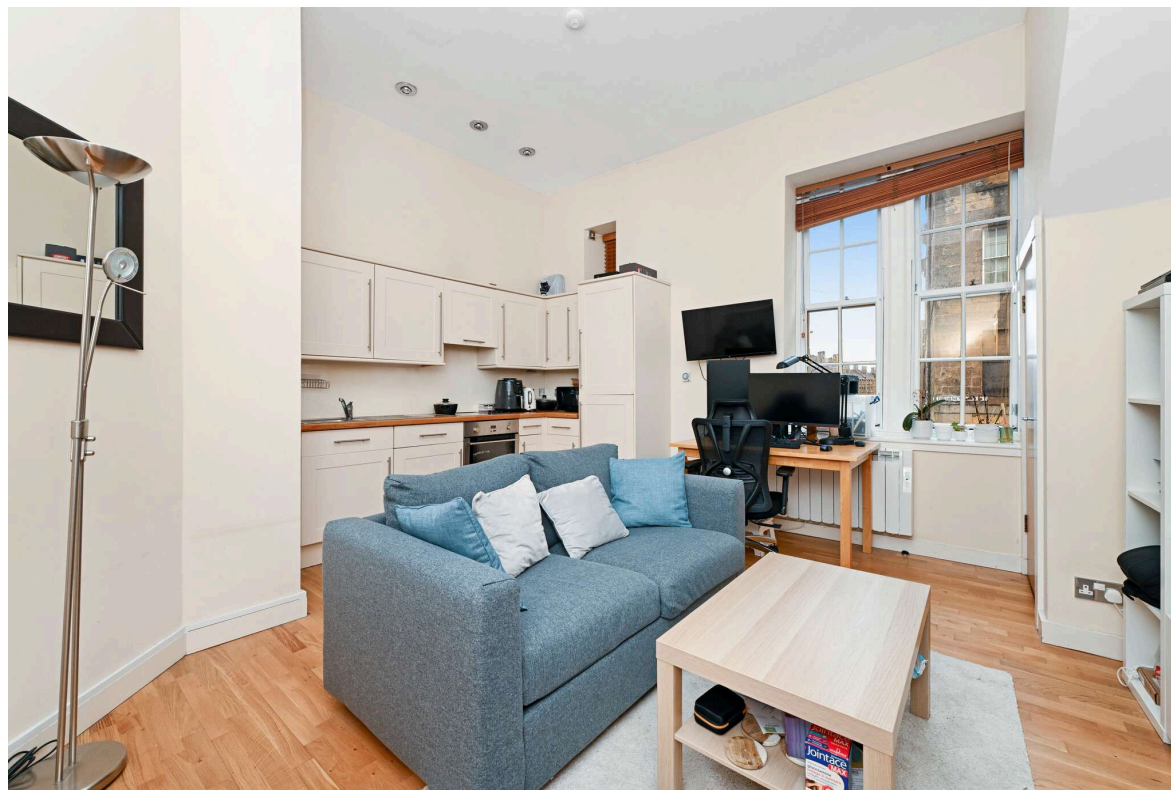




5/29 Drummond Street
NEWINGTON | EDINBURGH | EH8 9TT


warners
solicitors & estate agents



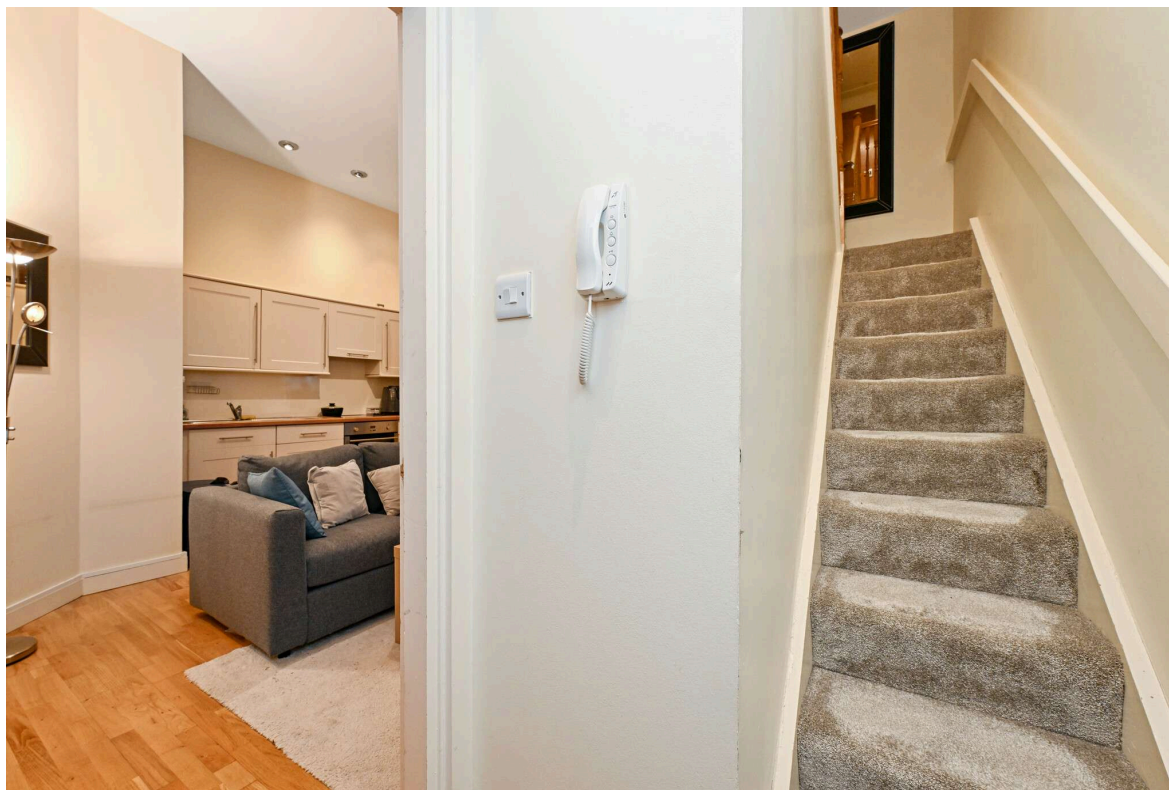
5/29 Drummond Street

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Bright and spacious, well presented duplex apartment forming part of a handsome B listed building and located in a prime residential area within easy walking distance of the High Street, City Centre and the University. The property is entered via a well-maintained common stairway by way of a security entry phone system. Internally the property benefits from sash and case windows with partial secondary glazing, electric heating and comprises of an entrance hallway, a stylish open plan living/dining/kitchen and wc. Upstairs, there is a double bedroom and en-suite shower room. Completing the accommodation is a large floored attic with heating and lighting providing an excellent additional storage space. The property further benefits from on street residents' permit parking.

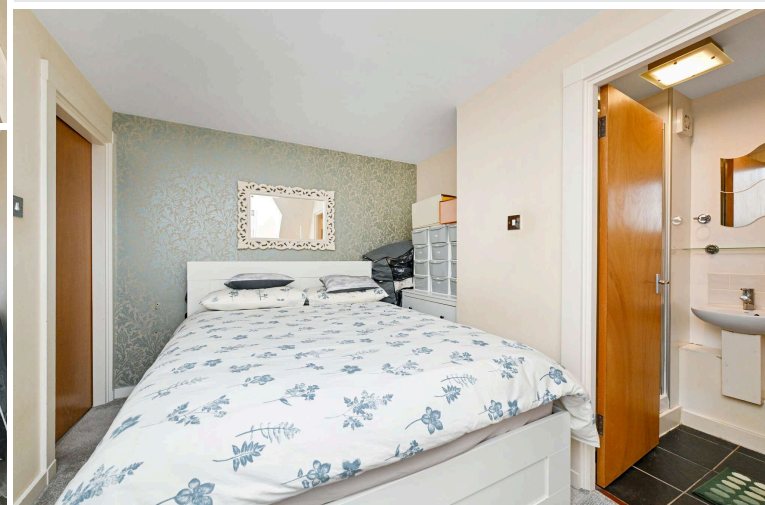
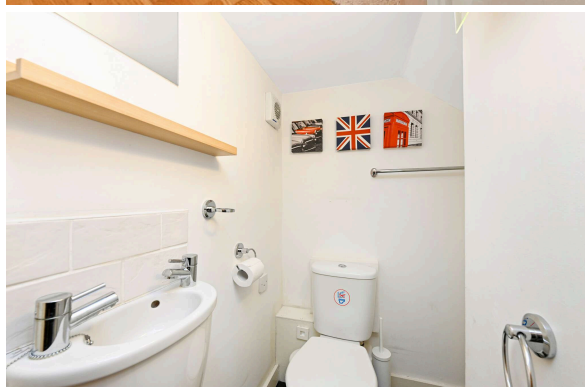
- Bright duplex apartment forming part of a B listed building
- Open plan living/dining/kitchen
- WC
- Double bedroom
- En-suite shower room
- Floored attic with heating and lighting
- Sash and case windows with partial secondary glazing
- Electric heating
- Security entry phone system
- On street residents' permit parking
- Energy Rating E and Council Tax band B
- Factor fee understood to be approx £93 per month

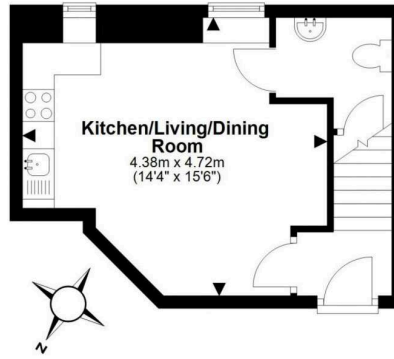
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



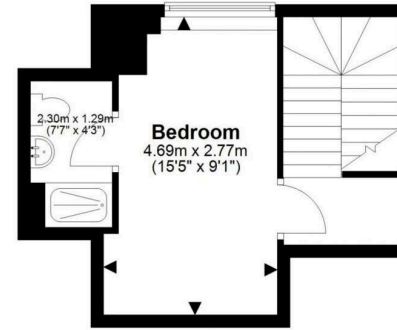
Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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 furniture (except two office chairs), all curtains, blinds, and TV fixed to wall can be included in the sale.

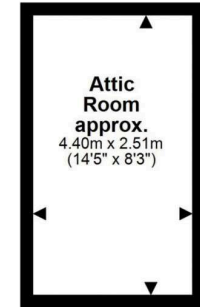




Second Floor



Duplex



Attic

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.