



134/4 Pleasance  
NEWINGTON | EDINBURGH | EH8 9TL

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solicitors & estate agents



## 134/4 Pleasance

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Boasting fabulous uninterrupted views to Salisbury Crags is this light and spacious first floor flat with residents' permit parking, forming an ideal purchase for someone looking to live in a sought after area with an immense choice of amenities and the green expanse of Holyrood Park close at hand. An ideal opportunity for first-time buyers, those looking to downsize or as a letting investment due to its central location.

The property offered for sale forms part of a mature modern development and has the huge benefit of the most impressive views from both the living/dining room and kitchen to one of Edinburgh's most famous landmarks. More than ample storage space is provided by a great storage boxroom leading off the hallway and built-in wardrobe and cupboard space within the bedroom. Double glazing windows and a gas central heating system ensure comfort and warmth. The communal stair is accessed via a security entryphone system.

- Entrance hall with storage boxroom
- Living/dining room with superb views
- Fitted kitchen
- Double bedroom benefiting from excellent storage space
- Bathroom with electric shower
- Double glazing
- Gas central heating
- Security entryphone system
- Residents' permit parking
- Excellent amenities within walking distance
- Convenient for the central universities being a stone's throw away from the UoE central campus.

Extras included in this sale will be all light fittings (except the Chinese light fittings in the hallway and living room), fridge, freezer and oven.

Other items of furniture can be available with separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.

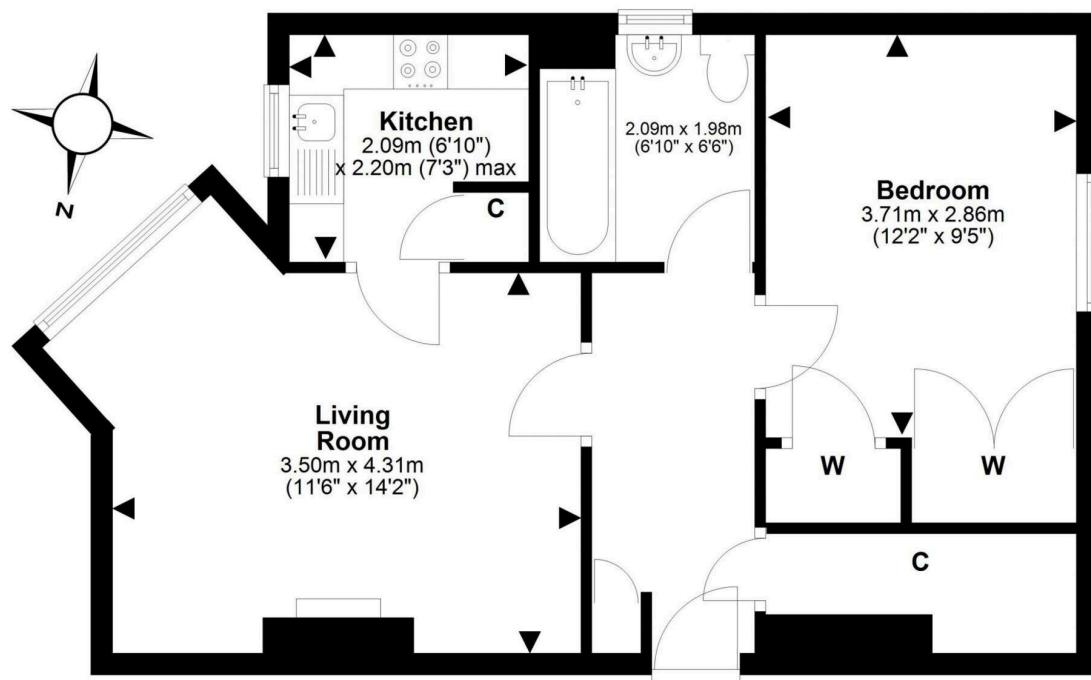




Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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.

Energy rating C, Council tax band C. There is no factor fee associated with this property.





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.