

9 New Lane,  
Edinburgh,  
EH6 4JD



- Main door lower villa flat offering great potential
- Modernisation required
- Hall with 2 deep cupboards
- Sitting/dining room, a through room with access to private front terrace
- Kitchen
- 2 bedrooms
- Bathroom with shower over bath
- GCH/DG
- Shared drying area

Fixed Price: £190,000







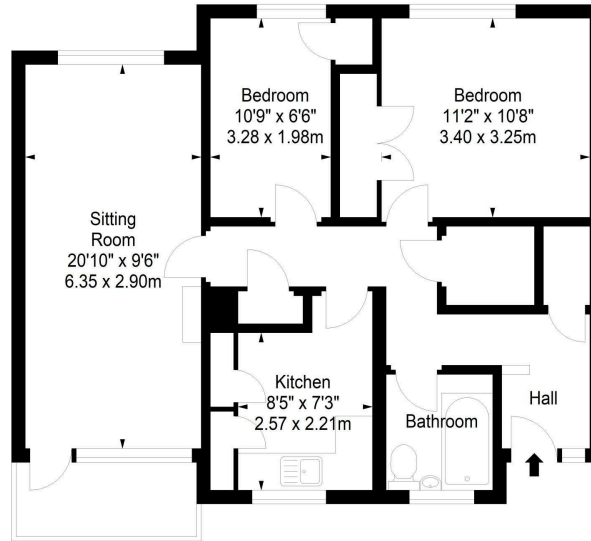
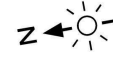




**New Lane,  
Edinburgh,  
Midlothian, EH6 4JD**



Approx. Gross Internal Area  
718 Sq Ft - 66.70 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



#### Extras

The fitted carpets, curtains & blinds are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Lindsay Road - 16, 200 Skylink, H16, N16, N200 Skylink. Tram stop



#### Shops

Asda Newhaven, Ocean Terminal



#### Schools

Victoria PS, Holy Cross RC PS, Trinity Academy, St Thomas of Aquin's RC HS



#### Parking

On street



Council Tax Band - B



EPC - D



#### Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)