



65/9 ST LEONARD'S HILL

NEWINGTON, EDINBURGH, EH8 9SB

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

65/9 St Leonard's Hill is a charming one-bedroom top-floor flat that offers impressive views of the iconic Salisbury Crags and Arthur's Seat.

Situated within a traditional tenement building with secure door entry system and shared courtyard to the rear, this bright flat enjoys an enviable location on the edge of Holyrood Park.

KEY FEATURES



Charming top floor tenement flat.



Bedroom with raised mezzanine double bed.



Superb views to Salisbury Crags & Arthur's Seat.



Extremely central location, a short walk to Potterrow and the Pleasance.



Situated on the edge of Holyrood Park.



EPC Rating - E



Council Tax Band - B



The property is ideally placed for those looking to be close to both nature and city life, with key locations such as the University of Edinburgh campuses (including Potterrow and George Square), the Pleasance, and the city center all within easy walking distance.

Inside, the property features a welcoming hall; a sitting/dining/kitchen area with fitted base and wall-mounted units; a bedroom with a raised mezzanine double bed that cleverly incorporates built-in storage beneath; and shower room. Both the bedroom and kitchen/dining/sitting room have fantastic views towards the Craggs and Arthur's Seat.



THE LOCAL AREA

St Leonards is a sought-after residential area nestled between the green expanses of Holyrood Park and the heart of Edinburgh, adjacent to St Leonard's Police Station. Known for its mix of traditional tenement flats and modern developments, St Leonards offers a peaceful setting while still being a stone's throw from the cultural and educational offerings of the city. With its proximity to the University of Edinburgh, excellent transport links, and the nearby attractions of Arthur's Seat and the Royal Mile it's an ideal location for students, professionals and anyone seeking a highly convenient, safe and tranquil living environment.

EXTRAS

The property is sold as seen, however, the sofa is excluded.

HOME REPORT VALUATION: £135,000



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**St. Leonards Hill,
Edinburgh,
Midlothian, EH8 9SB**



SquareFoot

Approx. Gross Internal Area

280 Sq Ft - 26.01 Sq M

Mezzanine

Approx. Gross Internal Area

52 Sq Ft - 4.83 Sq M

For identification only. Not to scale.

© SquareFoot 2025



Mezzanine

Third Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.