



37/6 Parkside Terrace  
NEWINGTON | EDINBURGH | EH16 5XR

  
**warners**  
solicitors & estate agents



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Nestled in the heart of a modern, manicured development next to Arthur's Seat, excellent amenities and a myriad of university buildings is this well-presented first floor apartment. Boasting ample resident's permit parking, double glazing and tranquil communal garden grounds this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge with generous dining space and access to the separate kitchen off, a large double bedroom with built-in wardrobes and the flat is completed by a bathroom with shower over bath.

- Quiet setting adjacent to Holyrood Park
- Close to university buildings and excellent amenities
- Welcoming hallway with good storage
- Bright twin windowed lounge
- Fitted kitchen
- Large double bedroom with built-in wardrobes
- Stylish bathroom with shower over bath
- Double glazing
- Electric heating
- Ample resident's parking

Factor fees to Charles White are variable, with recent quarterly invoices averaging approximately £257. The factor charges include block buildings insurance

Energy Rating D, Council Tax D

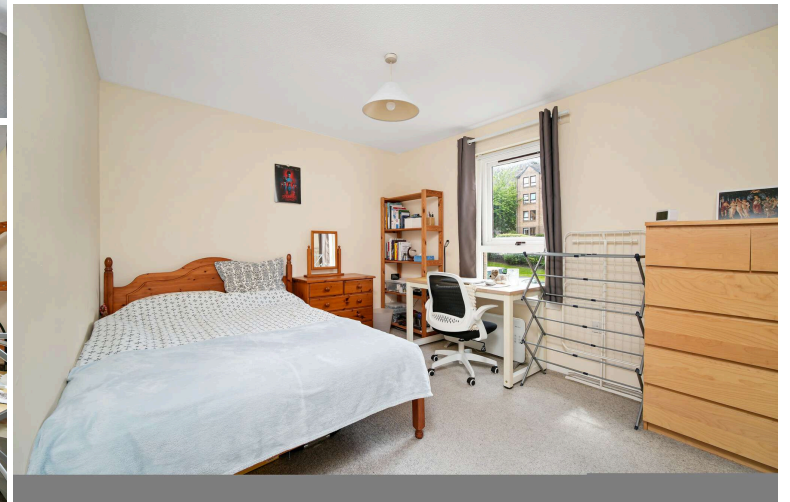


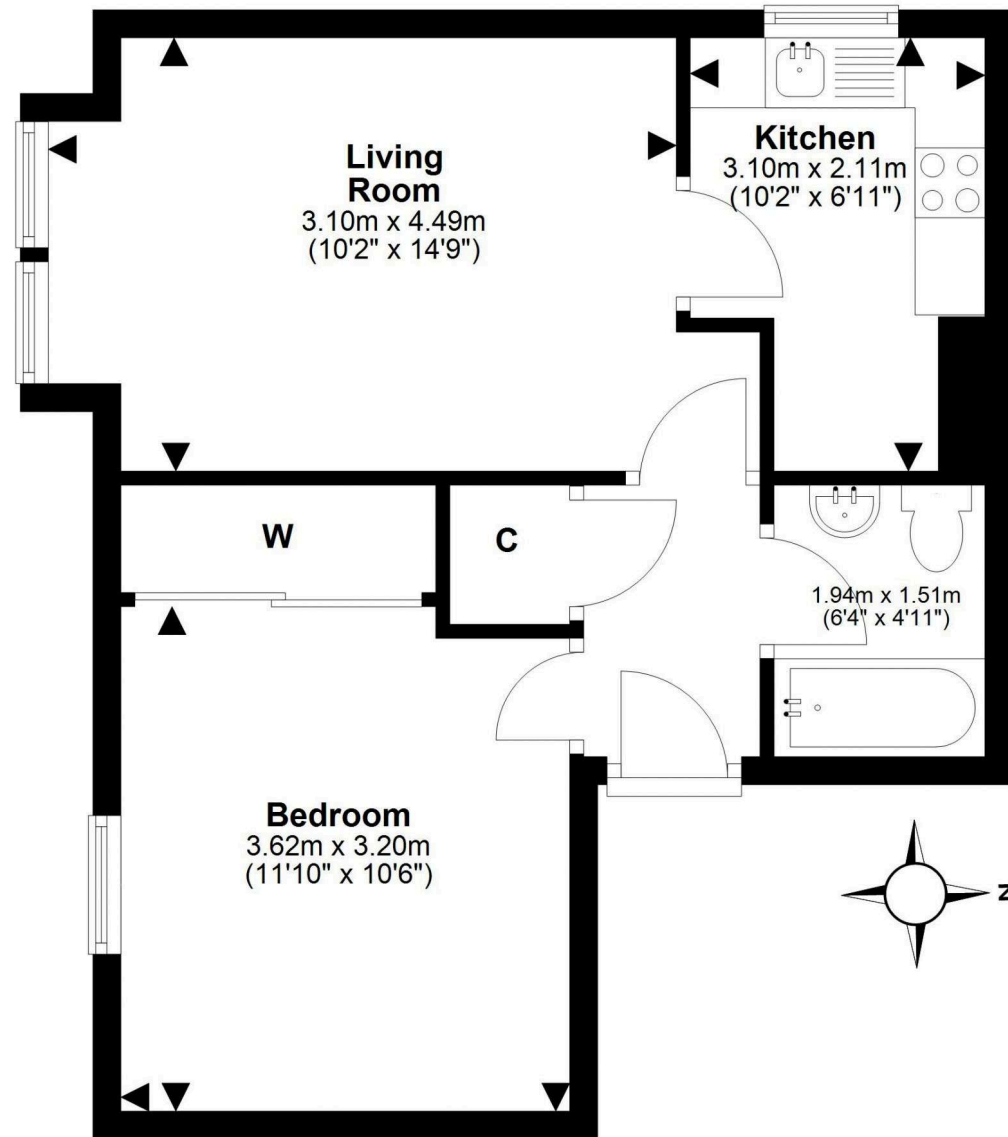
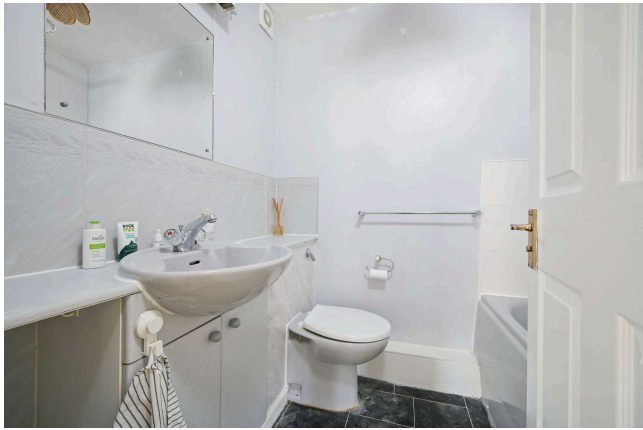
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances, the fridge, microwave, washer-dryer, living room sofa bed, bedroom bed and storage furniture are included in the sale.

Newington is a sought-after 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.





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.