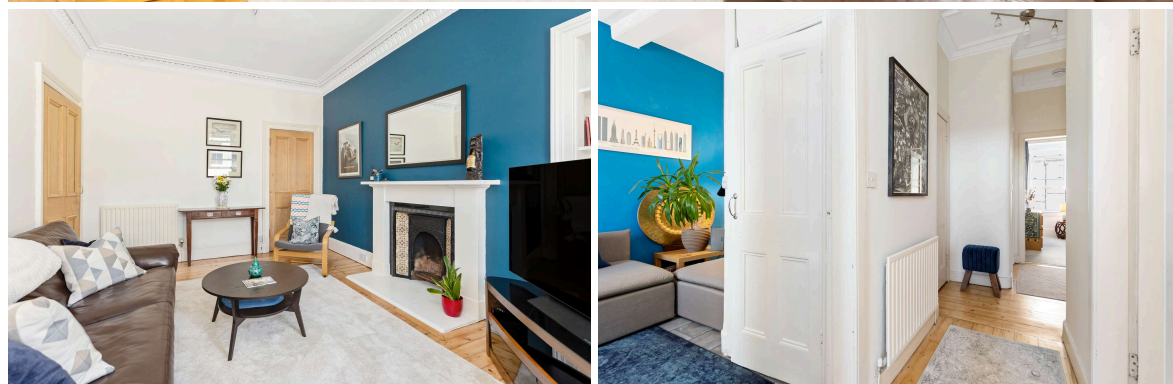




5/7 South Oxford Street,  
NEWINGTON | EDINBURGH | EH8 9QF

  
**warners**  
solicitors & estate agents



## 5/7 South Oxford Street, NEWINGTON | EDINBURGH | EH8 9QF

Superbly tucked away in a quiet cul-de-sac close to an excellent range of amenities and transport links is this stylish and spacious traditional third floor apartment.

Viewing is highly recommended to appreciate this most appealing property, beautifully finished off with on-trend decor, sanded flooring and neutral tone carpeting. The flat would be ideal for a couple looking to be in the heart of a high amenity area within easy reach of the City Centre.

- Twin window living room - much enhanced by great features including working window shutters, mantelpiece with tiled inserts, decorative cornicework and shelved display press.
- Handy storage box-room with light lying off the living room.
- Large kitchen with dining recess, providing more than ample fitted units, a larder and high level storage.
- Newly renovated bathroom
- Second double bedroom boasting a pleasant open outlook towards the Pentland Hills.
- Newly Renovated bathroom (2025) showcasing a white suite set in timber effect cabinets, mixer shower and drench head.
- Entrance hallway with shelved cupboard.
- Sash and case double glazing installed 2025.
- Gas central heating.
- Security entryphone system.
- West facing shared garden.
- Permit parking.

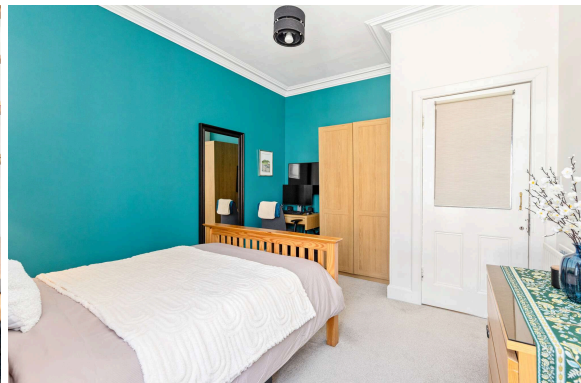
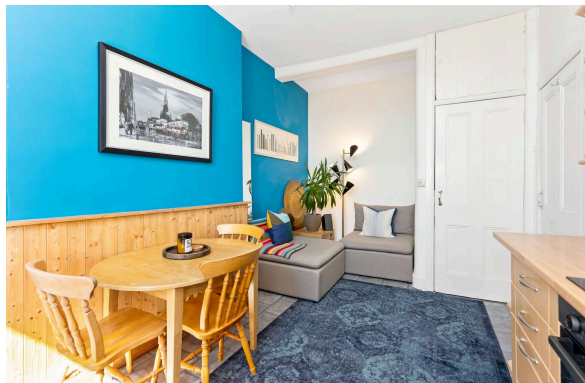
Council Tax C. Energy Rating C.

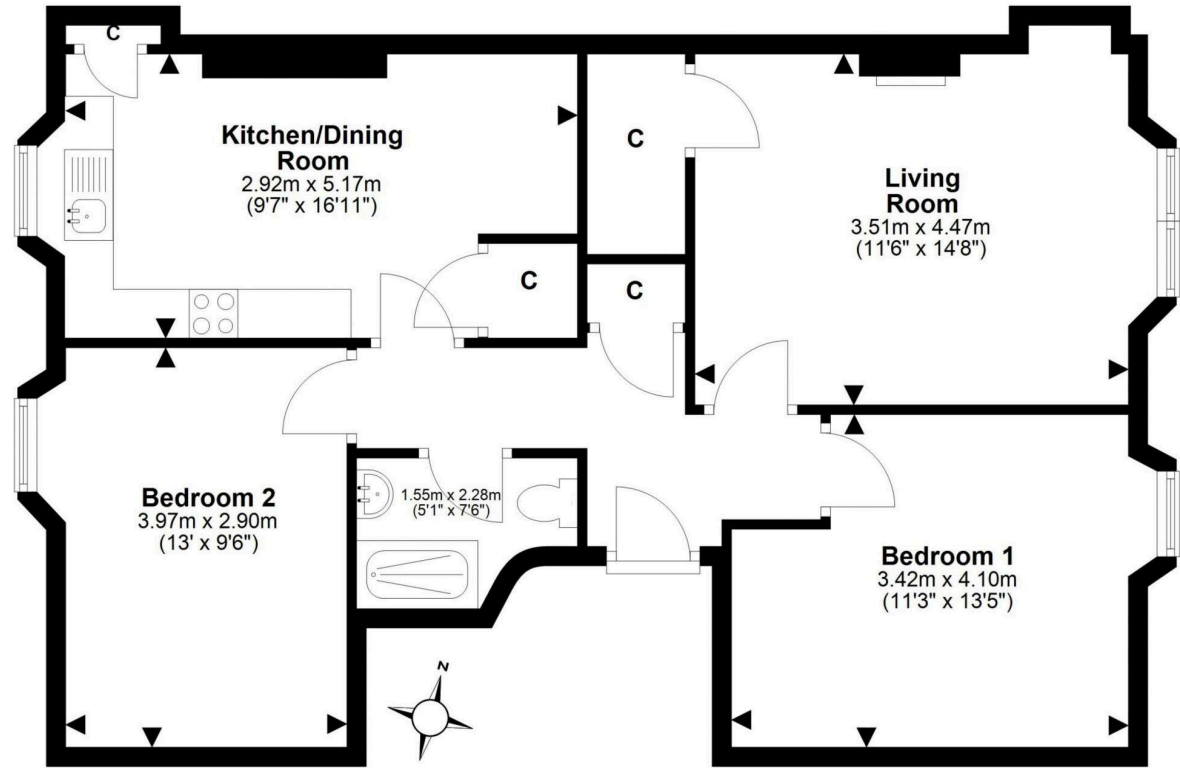
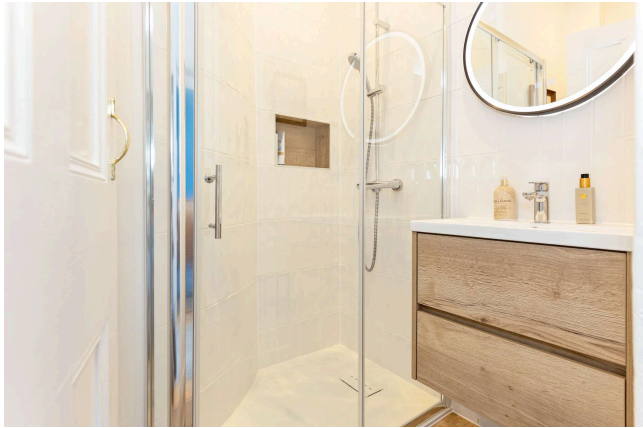
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, curtain rails, blinds, and washing machine will be included in the sale. All integrated appliances were replaced in 2025. The wall mounted bracket for the living room TV will not be included in the sale.

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.





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.