



6/7 East Suffolk Park
NEWINGTON | EDINBURGH | EH16 5PL


warner's
solicitors & estate agents



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Set within a beautiful Grade B listed building in the sought-after East Suffolk Park, this spacious two-bedroom second floor flat combines period character with comfortable modern living in a desirable Edinburgh location.

Accommodation comprises a welcoming entrance hallway which leads to a bright and generously proportioned living room, offering an inviting space to relax or entertain while benefiting from an abundance of natural light. The kitchen is well equipped with ample worktop space and an excellent range of floor and wall-mounted units, providing both practicality and plenty of storage. There are two generous double bedrooms, each offering comfortable accommodation with built in storage. The bathroom is well presented and serves the property with a contemporary three-piece suite.

Externally, residents benefit from well-maintained landscaped communal gardens, creating an attractive outdoor setting, together with residents' parking for added convenience.

- Two bedroom flat in a grade b listed building
- Dual aspect living room with views of Arthur Seat
- Accessed via a secure entry system
- Communal landscaped gardens
- Residents parking
- Gas central heating

Council Tax F and Energy Rating C

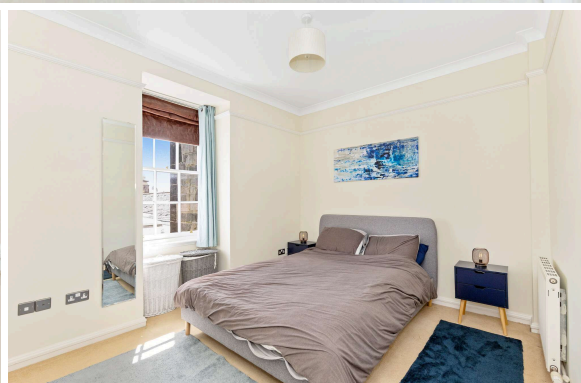
Factor fee is approximately £150 per month, payable to Ross & Liddle.

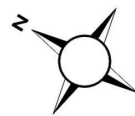
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale. Furniture is not included in the sale but can be negotiated separately.

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 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.