



52/3 East Crosscauseway
Newington, EH8 9HD

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Bathroom
- Communal rear
- GCH
- EPC Rating – C



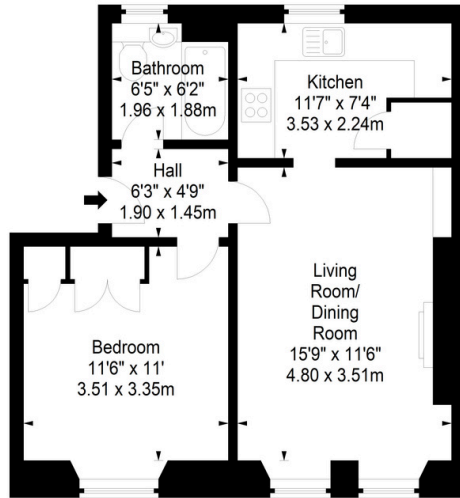
This well-presented first floor flat is situated in the highly desirable location of Newington, south of Edinburgh city centre. The property is within walking distance to convenient local amenities including shops, bars and restaurants. There are excellent public transport links to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate stylish kitchen, one good-sized double bedroom and bathroom with shower over bath. Externally, there is a communal garden to the rear of the property. The property features gas central heating. Included in the sale are the fitted floor coverings, curtains, cooker, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**East Crosscauseway,
Edinburgh,
Midlothian, EH8 9HD**



Approx. Gross Internal Area
495 Sq Ft - 45.99 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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