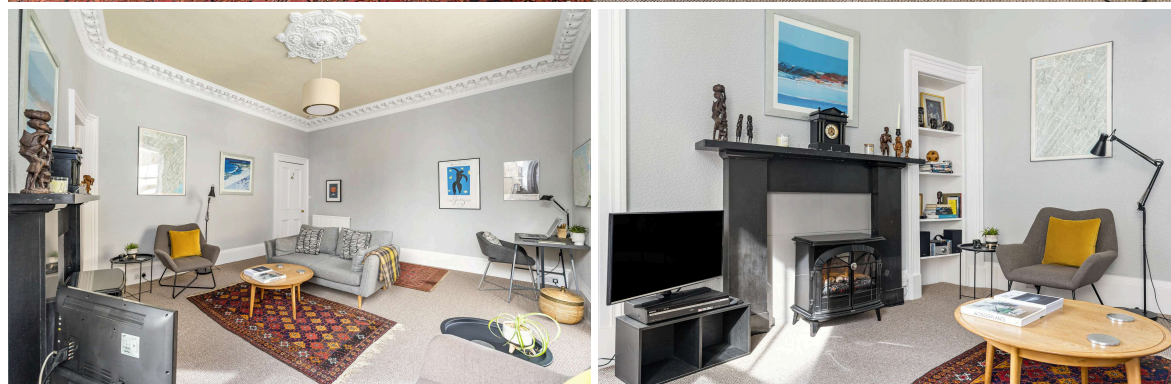
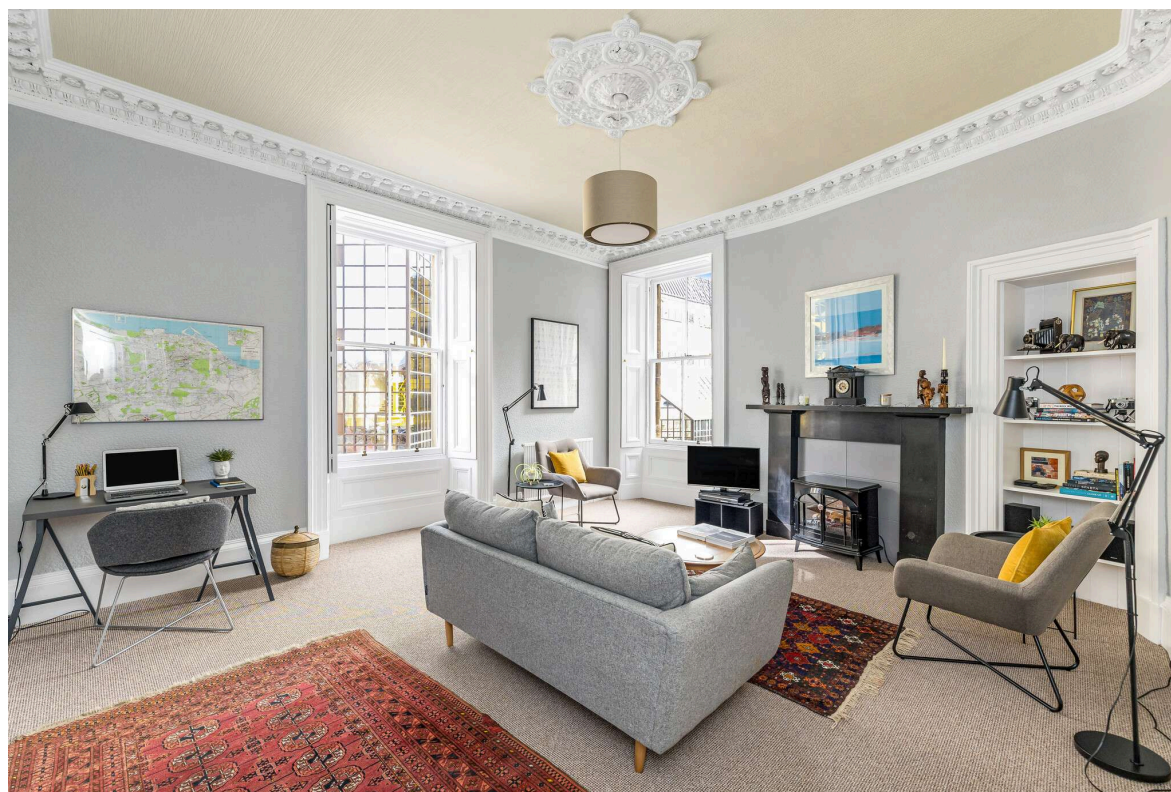




136 (1F1) Causewayside, Newington  
EDINBURGH | EH9 1PR

**warners**  
solicitors & estate agents



## 136 (1F1) Causewayside

NEWINGTON | EDINBURGH | EH9 1PR

Set in the heart of the sought-after Grange area moments from excellent amenities, quick transport links and the vast open green spaces of the meadows is this stunning spacious first floor apartment. Boasting permit parking, gas central heating and double glazing in the kitchen/dining room. This property would make an ideal first time buy/investment in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, a spacious double aspect living room with working window shutters, ornate cornicing and an Edinburgh press. The fully fitted kitchen/dining room currently comprises a washing machine, tumble dryer, dishwasher, gas cooker, oven, fridge/freezer, boiler cupboard, additional storage cupboard and dining area. There is a well-proportioned bedroom with working window shutters and completing the accommodation is the bathroom with shower over the bath. Early viewing is highly recommended to appreciate this lovely home.

- Stunning one-bedroom traditional tenement flat
- Close to excellent amenities and the city centre
- Welcoming hallway
- Spacious double aspect living room
- Fully fitted kitchen/dining room with 2 storage cupboards
- Well-proportioned bedroom
- Bathroom with shower over the bath
- Gas central heating
- Permit parking

Council tax band C, energy rating C

There is no factor fee associated with this property.

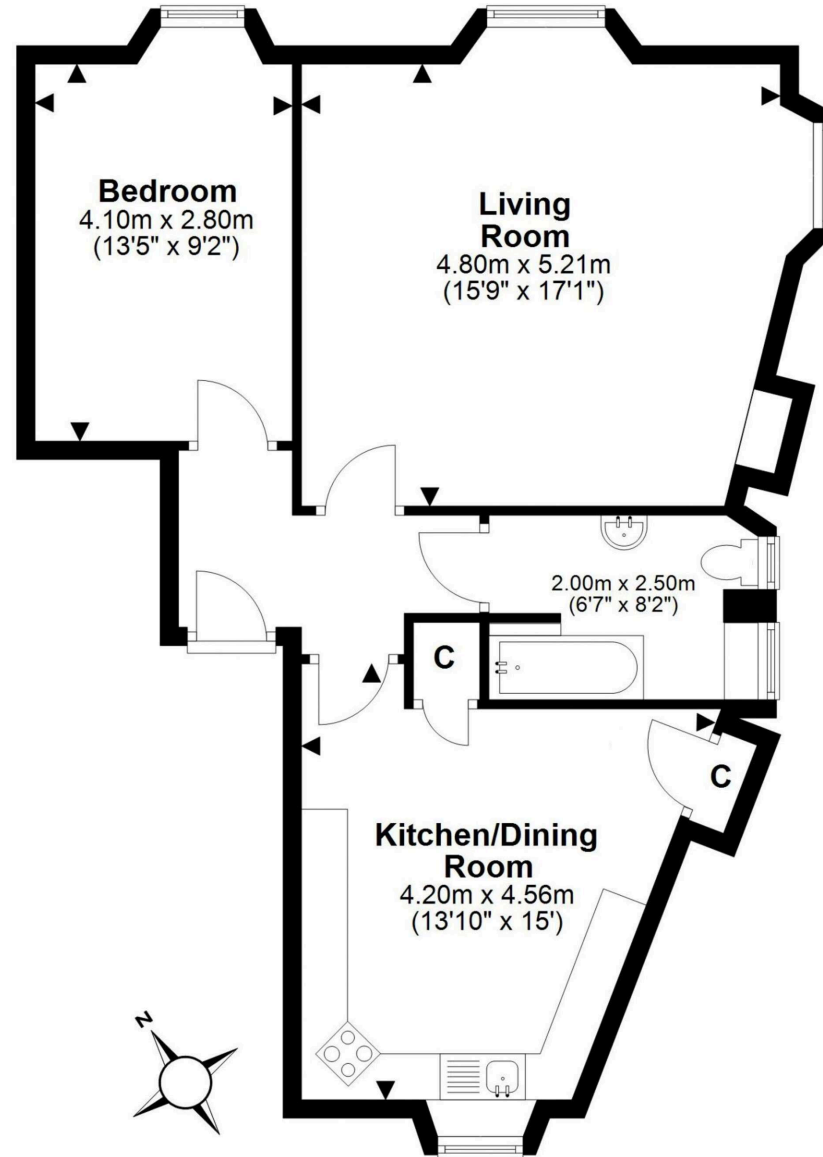
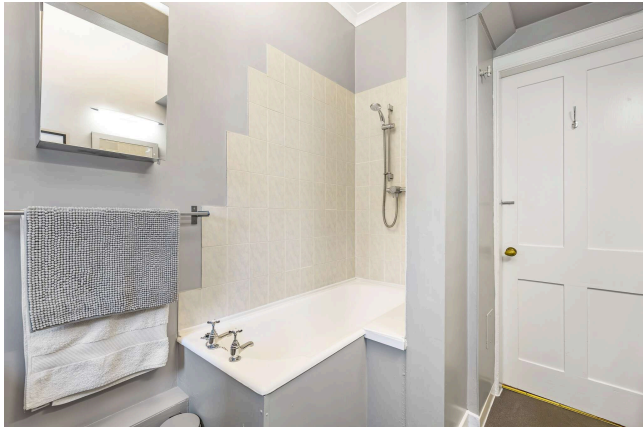
All binds, fixtures and kitchen appliances will be included with the sale of this property. Some furniture will be available through separate negotiation.

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



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 also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.





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.