



5 Summerhall Square
NEWINGTON | EDINBURGH | EH9 1QD


warners
solicitors & estate agents



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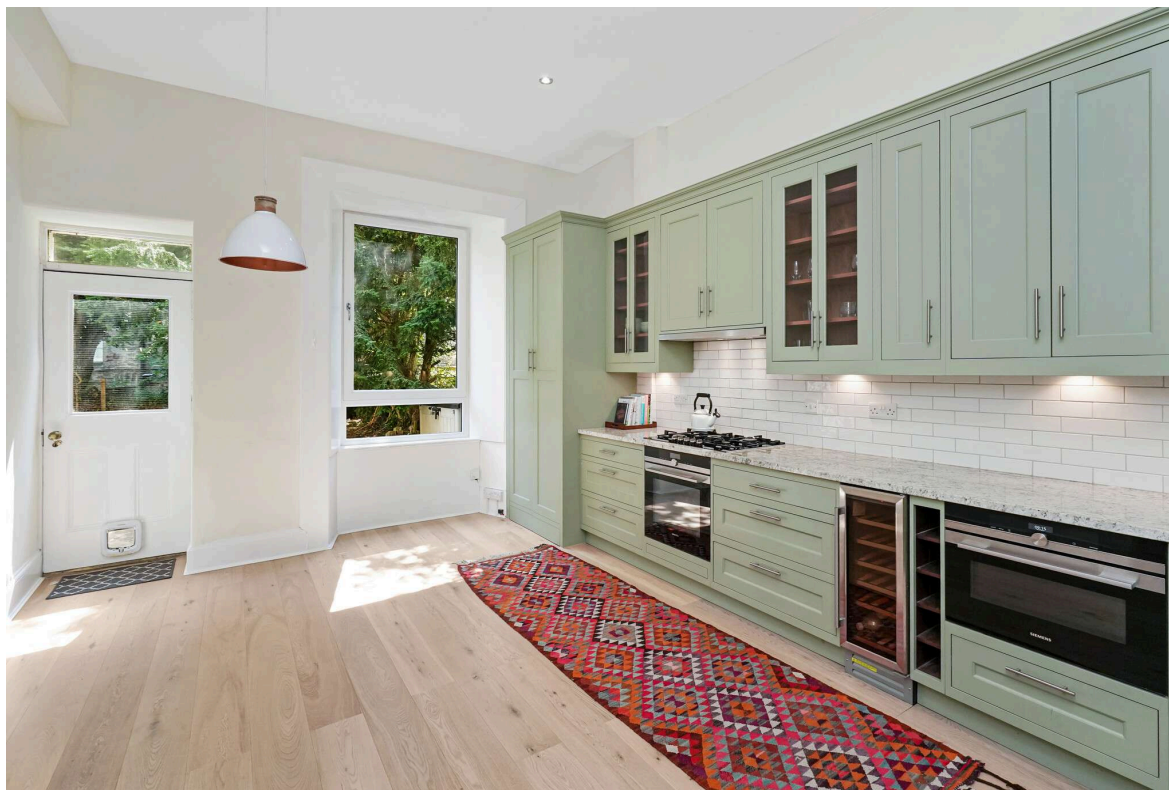
A rare opportunity has arisen to acquire a particularly charming main door garden flat retaining some lovely period features and forming part of a traditional tenement building in a sought after, high amenity area. This lovely home is presented in excellent decorative order throughout having been fully renovated by the present owner and offers spacious accommodation making an ideal buy for a small family or a couple looking for more space. The living room is bright and spacious and features attractive twin sash and case windows with working shutters and a fireplace. At the rear of the property is the stylish newly fitted dining/kitchen providing access into the well-kept patio area and rear garden. The stunning kitchen currently comprises built in dishwasher, 5 ring gas hob and fan, built in microwave, oven, built in fridge/freezer, pantry cupboard, wine fridge, wine rack and dining area. The spacious welcoming hallway benefits from a utility cupboard with washing machine. There are two well-proportioned bedrooms, the master benefitting from a walk-in wardrobe and the second bedroom with an adjoining box room/study. Completing the accommodation is the bathroom with a waterfall shower over a Japanese whirlpool bath and a heated towel rail. The property also benefits from an entrance porch, permit parking, and a well-kept shared rear garden and patio. Early viewing is highly recommended!

- Entrance porch
- Hallway with utility cupboard
- Kitchen/dining room with pantry and access to the garden
- Two bedrooms one with walk in wardrobe, one with box room/study
- Bathroom with waterfall shower over a Japanese whirlpool bath
- Gas central heating with modern boiler and app control
- Sash and case windows
- Well-kept shared garden and patio
- Residents' permit parking
- Excellent local amenities close at hand

Energy Rating D. Council Tax band D.

Included in the sale will be the fridge, microwave, oven/hob, wine fridge, dishwasher, shelving units in master bedroom and living room, walk-in cupboard unit, all lighting pendants, and window curtains in living room and second bedroom.

PRICE & VIEWING: Please refer to our website, 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 (just a short walk away), 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. Schooling is well catered for with James Gillespie's High School nearby. 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.

