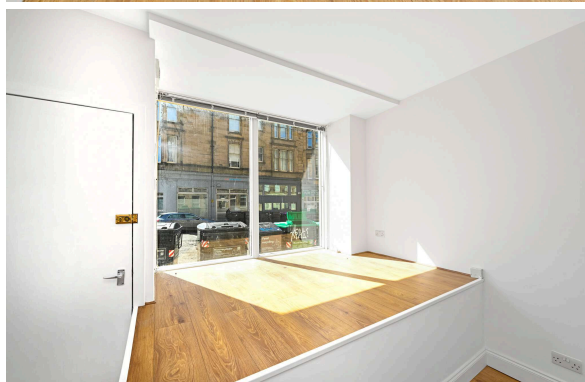




12 West Preston Street
NEWINGTON | EDINBURGH | EH8 9PX



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A rare opportunity has arisen to acquire a particularly charming main door duplex flat located in a sought after, high amenity area, moments from the meadows. This lovely home is presented in excellent decorative order throughout and offers spacious accommodation making an ideal buy for a small family, an investor or a couple looking for more space. The ground floor comprises the living room which is bright and spacious and features a raised area that could be used for a variety of uses, the kitchen that currently comprises an electric hob, oven, fan and fridge. There is also a well-proportioned bedroom and a WC on the ground floor. Downstairs on the basement floor there is a well-proportioned bedroom with built in storage and a further raised area and completing the accommodation is the bathroom with shower over the bath. The property also benefits from permit parking.

- Entrance vestibule
- Hallway with cupboard
- Fitted Kitchen
- Two bedrooms one with built in storage
- Bright and Spacious living room
- Bathroom with shower over the bath
- Residents' permit parking
- Excellent local amenities close at hand

Energy rating C, Council tax band C. There is no factor associated with this property.

Extras included in this sale will be the fridge from the kitchen.

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, 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.

