



22C Lygon Road
NEWINGTON | EDINBURGH | EH16 5QB


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Set in the heart of highly sought-after Newington, this impressive and spacious top-floor apartment enjoys an enviable position within easy reach of excellent local amenities, convenient transport links and the beautiful open green spaces of The Meadows. A particular highlight of the property is its exceptional outlook, with far-reaching views towards some of Edinburgh's most iconic landmarks, including Arthur's Seat, Edinburgh Castle and the Pentland Hills.

The accommodation opens into a welcoming entrance hallway and leads to a bright and generously proportioned dual-aspect living and dining room. Featuring an attractive bay window, this wonderful space enjoys superb views towards the Pentlands and offers ample room for both relaxing and entertaining. The fully fitted kitchen provides excellent storage and workspace and is currently equipped with a gas hob, oven, extractor fan, fridge, dishwasher and washing machine.

There are two well-proportioned bedrooms, both benefiting from built-in storage and impressive views across the Edinburgh skyline, including Edinburgh Castle and Arthur's Seat. Completing the accommodation is a bathroom with a shower over the bath and heated towel rail.

Combining generous accommodation, wonderful views and an excellent location, this attractive apartment would make a superb home for a first-time buyer, professional couple or anyone looking to enjoy all that this desirable part of Edinburgh has to offer.

- Two-bedroom traditional flat with stunning views
- Close to excellent amenities and the city centre
- Gas central heating & double glazing
- Fully fitted kitchen
- Spacious living room with views and dining area
- Two very well-proportioned bedrooms with impressive views
- Bathroom with shower over the bath and heated towel rail
- On street permit parking

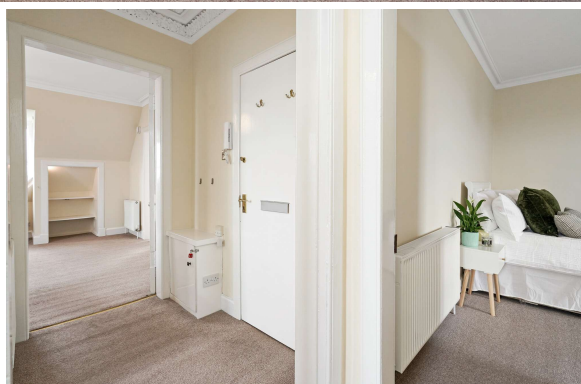
Energy Rating D, Council Tax E

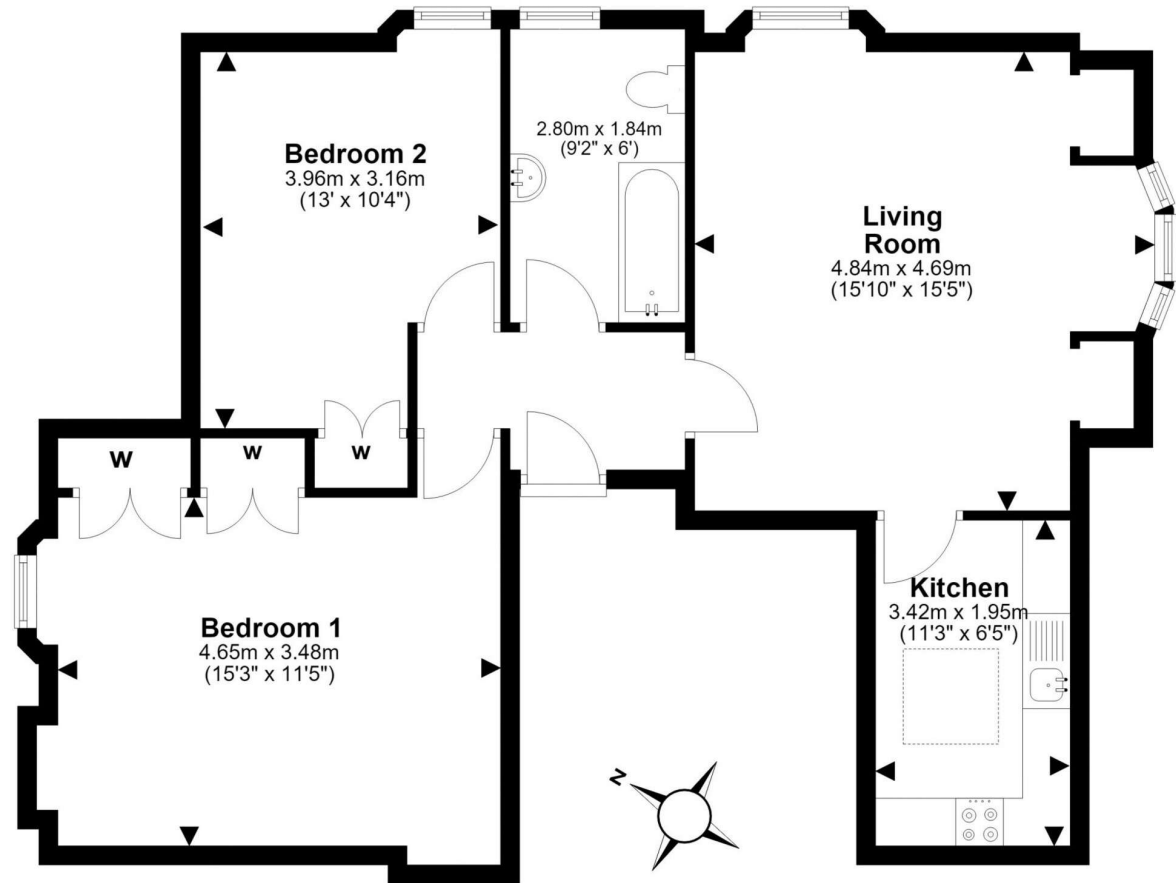
All fixtures, fittings and integrated appliances are included in the sale.

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 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.