



59, 1F3 St Leonard's Hill
Newington, EH8 9SB

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

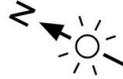
- Living Room/Kitchen
- Double Bedroom
- Shower Room
- Double Glazing & GCH
- EPC Rating – C



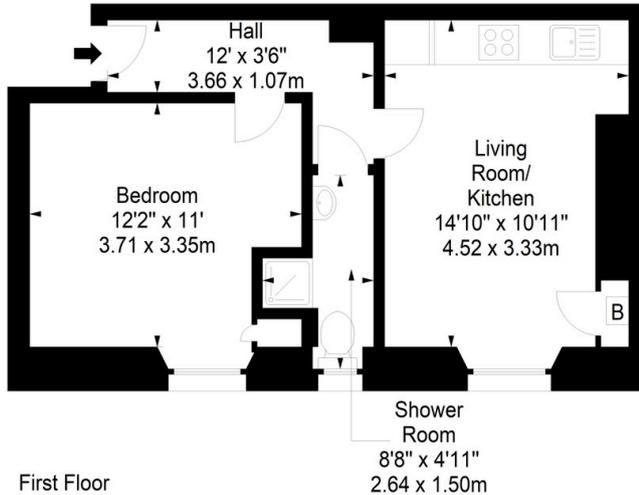
This well-proportioned first-floor flat is located in the popular area of Newington, just south of Edinburgh city centre. The property is ideally positioned close to a wide range of local amenities, including shops, bars, and restaurants. The nearby Arthur's Seat also offers the opportunity to enjoy peaceful walks and outdoor recreation. The accommodation comprises; a welcoming entrance hallway, open plan kitchen/living room, one good-sized double bedroom and a shower room. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**St. Leonards Hill,
Edinburgh,
Midlothian, EH8 9SB**



Approx. Gross Internal Area
396 Sq Ft - 36.79 Sq M
For identification only. Not to scale.
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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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