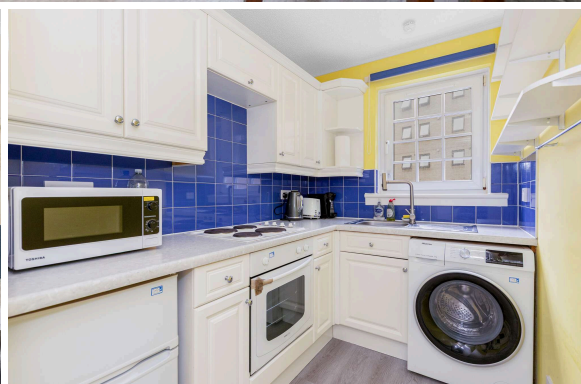




22/4 Causewayside
NEWINGTON | EDINBURGH | EH9 1QB


warners
solicitors & estate agents



22/4 Causewayside

NEWINGTON | EDINBURGH | EH9 1QB

An excellent opportunity to purchase this well-proportioned **one-bedroom first-floor flat**, situated on Causewayside in Edinburgh. Offering bright and comfortable accommodation, generous storage and the valuable benefit of **residents' parking**, the property would make an ideal first-time purchase or investment opportunity.

Accessed via a **secure entry system**, the property opens into a welcoming entrance hallway, providing access to all rooms. The **bright living room** offers a comfortable and versatile space for both relaxing and entertaining. A **well-appointed kitchen** provides ample worktop space together with a good range of floor-standing and wall-mounted units, offering excellent storage and practicality. The **generous bedroom** benefits from built-in storage, providing plenty of space for bedroom furniture while keeping the room well organised. Completing the accommodation is a **bathroom with a three-piece suite**, including a bath with an **over-bath shower**.

Externally, the property benefits from **residents' parking**, an excellent feature in this popular Edinburgh location.

- First floor one bedroom flat
- Accessed via a secure entry system
- Residents parking
- Close to local amenities
- Excellent transport links
- Double glazing

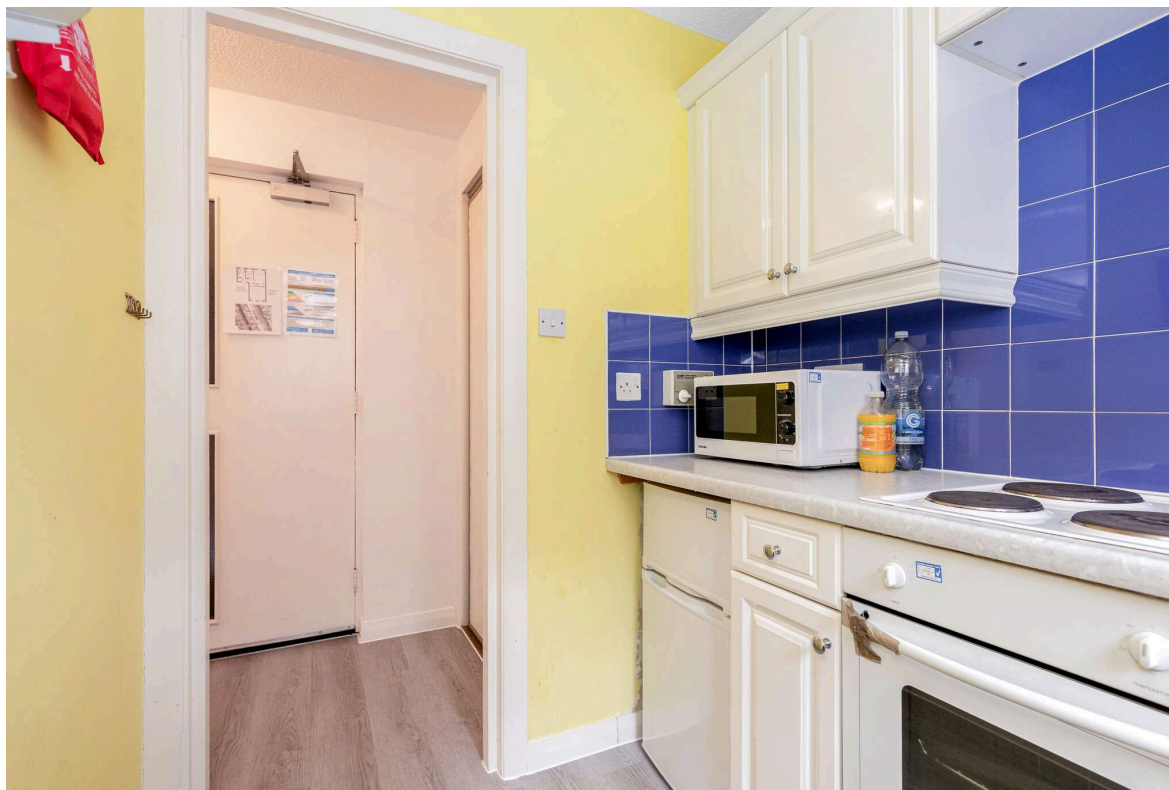
Energy Rating C, Council Tax C

Factor fees payable to Hacking & Paterson are approximately £90 per quarter.

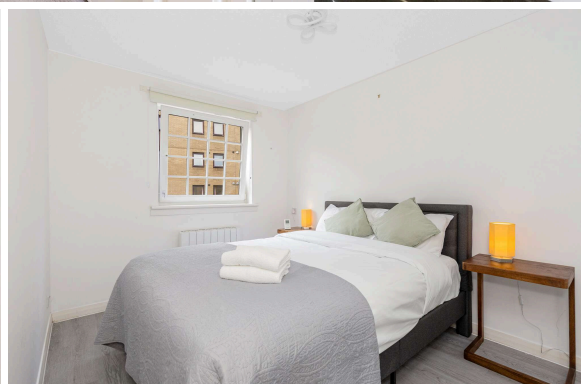
All fixtures, fittings and integrated appliances are included in the sale.

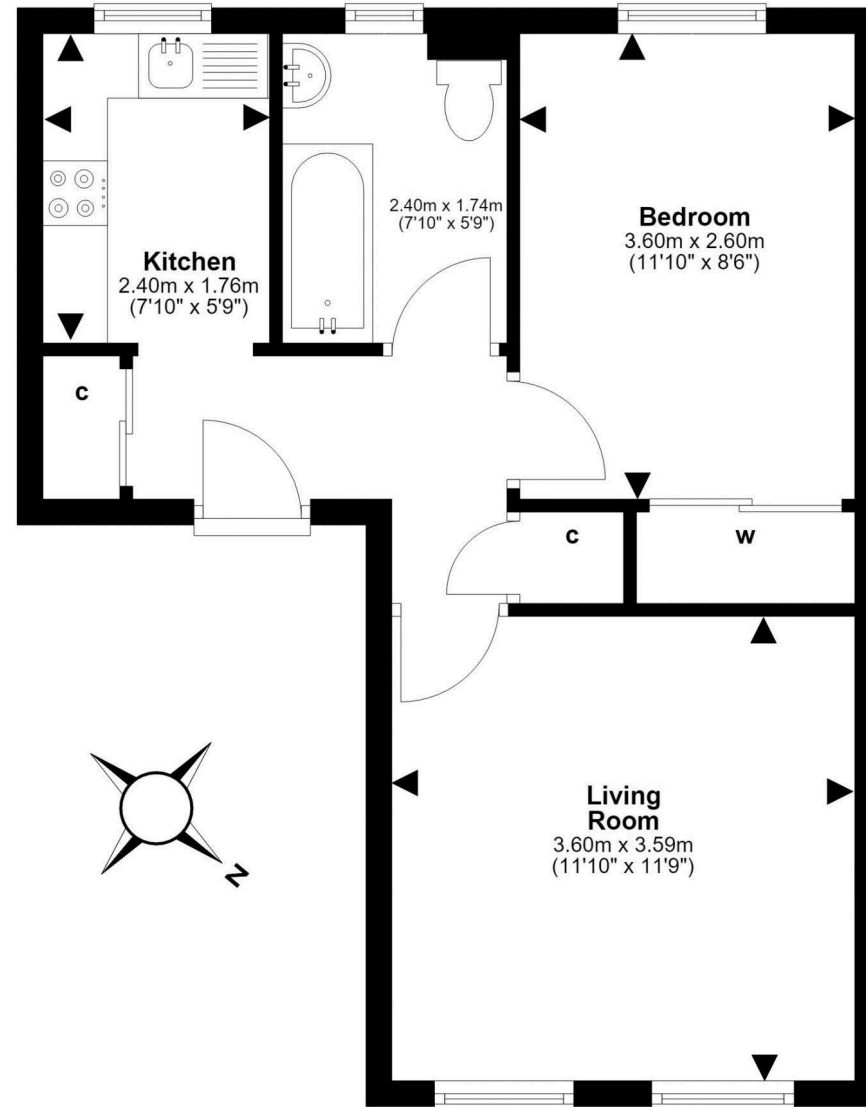
All other items of furniture, curtains and appliances may be available through separate negotiation.

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.





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc