



Flat 5, 132 Pleasance
Newington, EH8 9TL

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Drying Green & Communal Garden
- Off-Street Parking
- Double Glazing & GCH
- EPC Rating – C



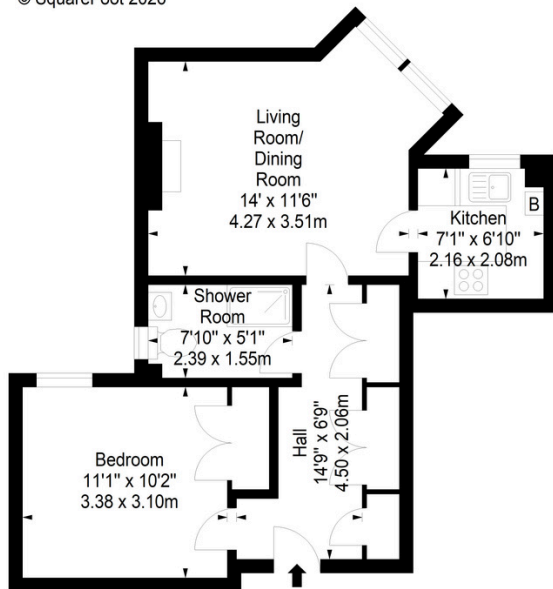
Forming part of a small modern development, this lovely, light and airy second-floor flat enjoys wonderful open views towards Arthur's Seat and is situated within the highly sought-after area of Newington. The property is ideally positioned close to an abundance of excellent amenities, with Edinburgh University, the Royal Mile and Holyrood Park all within walking distance. The City Centre and Waverley Train Station are also within easy reach. The accommodation would make an ideal purchase for a first-time buyer and merits internal viewing. Access is via a secure entry phone system to the communal entrance, leading to a welcoming entrance hallway with good storage. The flat comprises a spacious living/dining room with box bay window, a fitted kitchen, a good-sized double bedroom with built-in wardrobe, and a modern shower room. Further benefits include gas central heating and double glazing. Externally, residents enjoy access to well-maintained communal gardens and a communal drying green located on the top floor of the building, together with the added benefit of residents' off-street permit parking. Included in the sale are all floor coverings, curtains, cooker, hood, washing machine, fridge-freezer. All included appliances are sold as seen with no warranty provided.



**Pleasance,
Edinburgh,
Midlothian, EH8 9TL**



Approx. Gross Internal Area
498 Sq Ft - 46.26 Sq M
For identification only. Not to scale.
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First Floor



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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