










Offers Over  
**£240,000**

## 15/4 St Leonard's Lane

Newington | Edinburgh | EH8 9SD

A fantastic opportunity has arisen to purchase this well-proportioned first floor flat, forming part of an established residential development with allocated parking, situated within the enviable Newington district of the city. Close to excellent local amenities and transport links, the property will undoubtedly appeal to first-time buyers and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal grounds
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - E



## Description

The accommodation opens with an inviting entrance hallway, featuring a storage cupboard along with a further cupboard housing the water tank. The lounge/diner is a bright and spacious bay-fronted room, offering ample space for both lounge and dining furniture. The kitchen is well-appointed with a range of integrated and freestanding white goods, complemented by partial tiling in splash areas and a good selection of base and wall-mounted units.

There are two double bedrooms, both offering flexibility for a range of furniture layouts. The principal bedroom benefits from an integrated wardrobe with sliding mirrored doors. The bathroom is partially tiled and fitted with a shower over bath.

Further benefits include a secure door entry system, electric heating and double glazing throughout.

Factor fees are payable quarterly of approximately £205.



## Parking

Externally, the development has well maintained communal garden grounds and the property benefits from an allocated parking space within the residents' car park (space number 4), along with a communal bin store.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

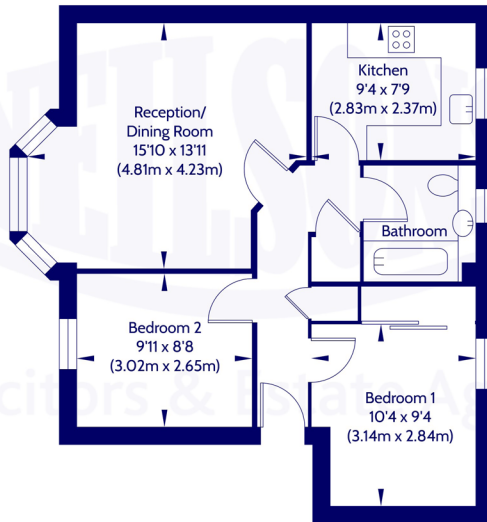
Saint Leonard's Lane forms part of the enviable Newington district of the city, a stone's throw from an excellent range of shops, services, restaurants and bistros. The property is well positioned for access to Edinburgh University (George Square and Kings Buildings), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are all within easy reach. A range of bus services provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.





Approx. Gross Internal Floor Area 53 Sq M / 571 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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