



# 6/3 Windmill Close

Newington, Edinburgh, EH8 9AT



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## Well proportioned first floor flat located in the popular & convenient area of Newington

- Twin windowed sitting room
- Kitchen
- 3 bedrooms
- Bathroom
- Secure entryphone system
- Popular & convenient location
- Permit parking
- Gas central heating & double glazing



Offers Over:

**£300,000**



 Freehold

Further information can be found in the home report.

## About the Property

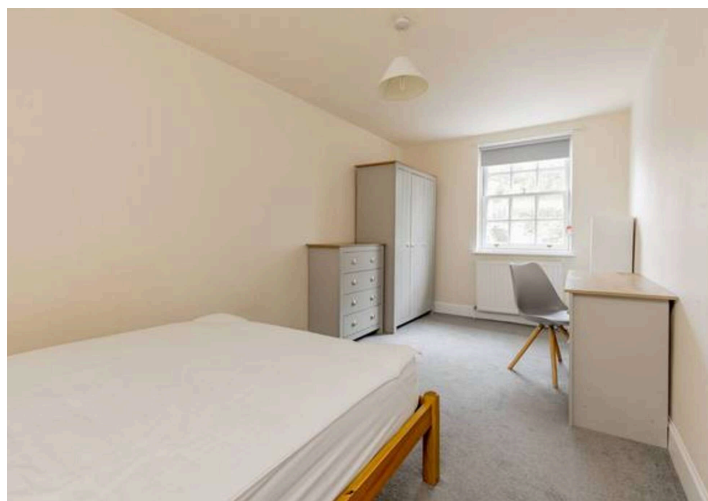
A fantastic opportunity to acquire this spacious three-bedroom first-floor flat, in the popular and convenient area of Newington. The property is in a fantastic position opposite Edinburgh University at George Square, close to many amenities and transport links.

Offering generous room proportions throughout, including a bright living/dining room and three well-sized bedrooms, the property is ideally suited to first-time buyers, professionals, and investors alike.

The property further benefits from gas central heating, double glazing and secure entry access.

## Extras

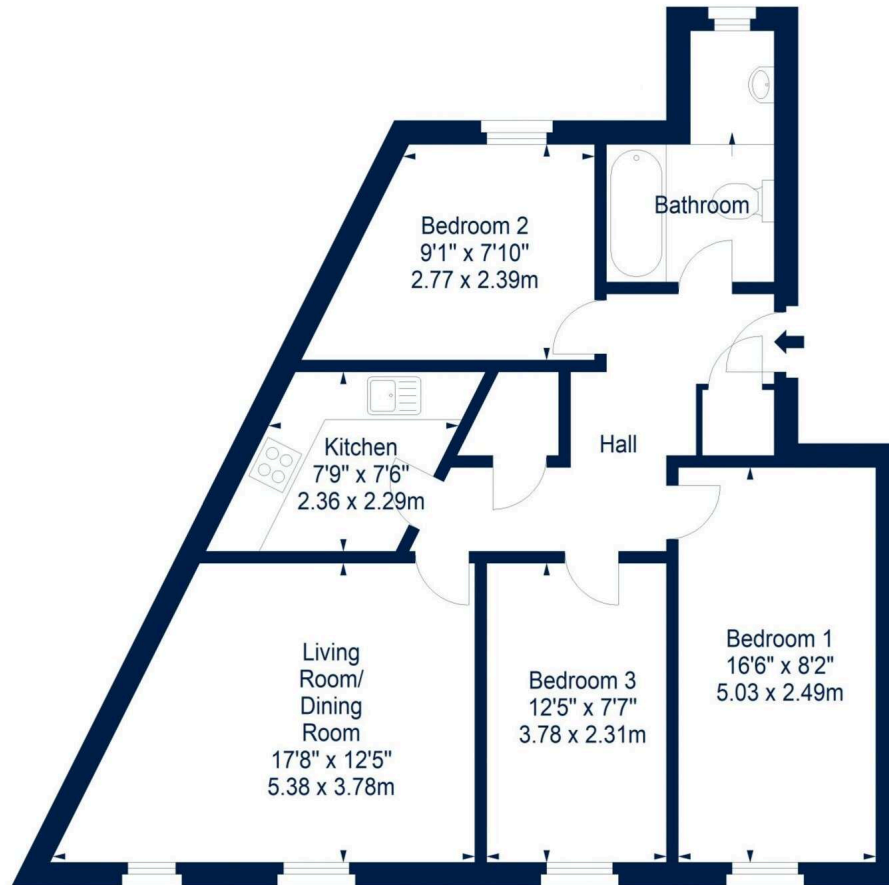
All fitted carpets and fitted floor coverings, hob, oven, cooker hood, fridge, freezer and washing machine. Other items of furniture can be included if desired.





## Floor Plan

### 6 Flat 3 Windmill Close, Edinburgh, Midlothian, EH8 9AT



First Floor

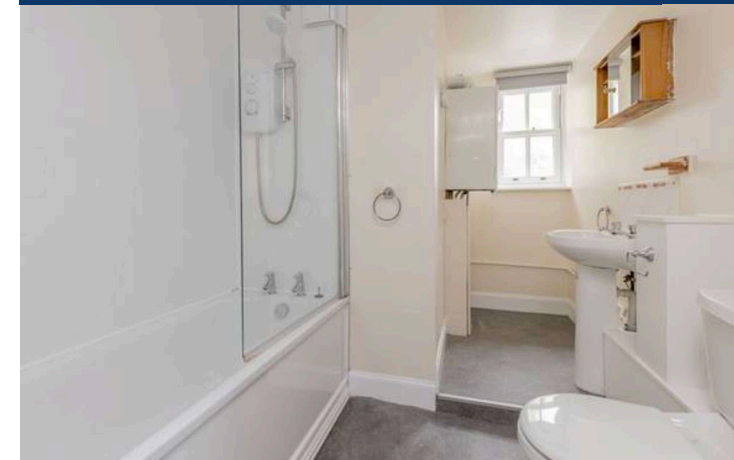
Flat - Approx. Gross Internal Area - 769 Sq Ft - 71.44 Sq M

For identification only. Not to scale. © SquareFoot 2026



## Location

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills are all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre.





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