



141 Buccleuch Street
NEWINGTON | EDINBURGH | EH8 9NE

BEER BEHAVIOUR

PLANT SHOP

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HOUSE PLANT SPECIALISTS

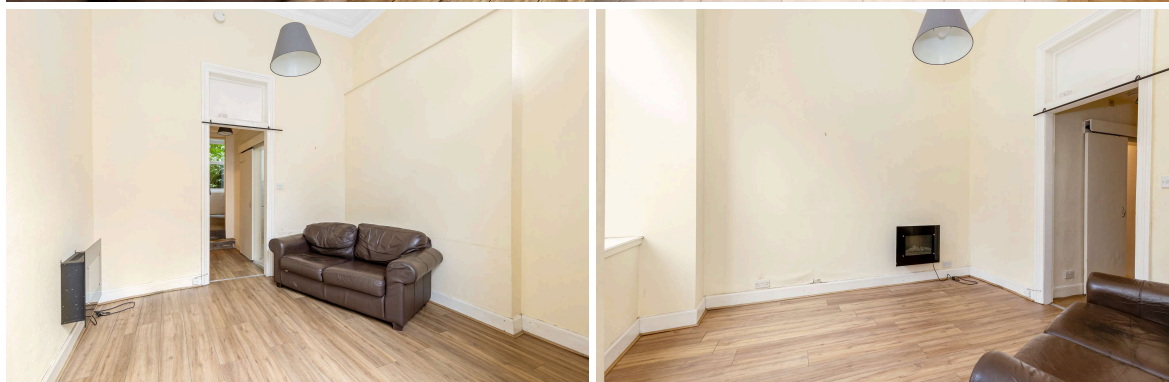
MEADOWS

HOJA

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Rarely available one bed traditional main door flat set in the heart of a sought-after, high amenity area, close to the green expanse of the Meadows and the Universities.

This is an ideal opportunity for a first time buyer looking to put their own stamp on the property. Plenty of natural light filters into the south-facing public room, which has ample free floor space for seating and dining. An inner hallway gives access to the kitchen and shower-room, and leads on to the generous sized double bedroom, quietly situated to the rear of the building looking out to leafy communal gardens.

- Great location for sampling the varied local amenities
- Lovely parklands and central university departments within easy walking distance
- Good bus services into City Centre
- Entrance vestibule
- Sunny living/dining room
- Kitchen
- Large double sized bedroom with built-in storage
- Shower-room with electric shower
- Double glazing
- Electric heater in each main room
- Fresh decor.

Council Tax B. Energy Rating E.

All fixtures and fittings will be included in the sale.

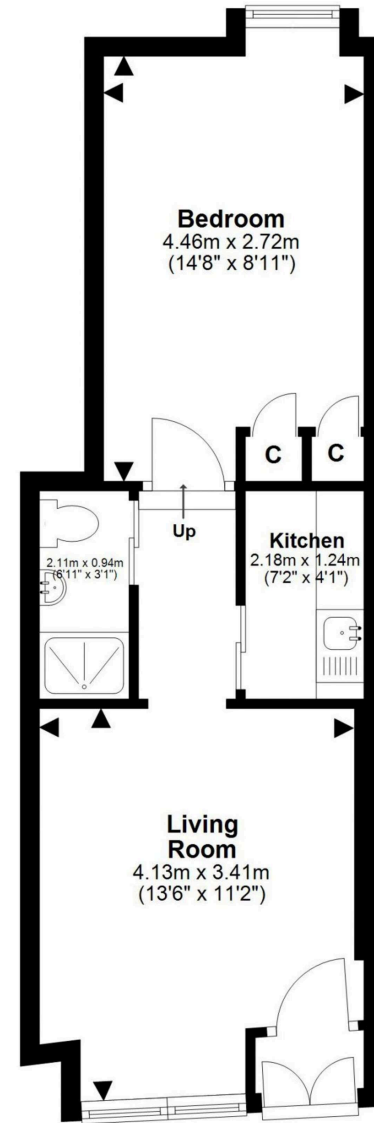
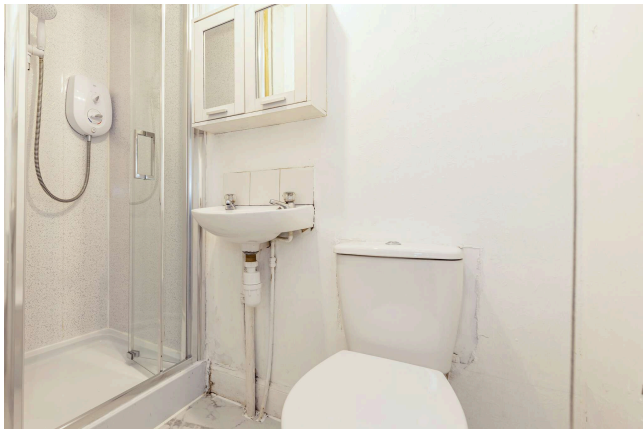
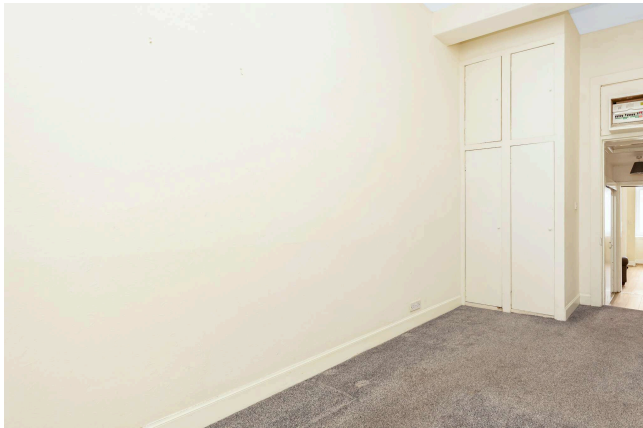
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.





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.