



17/3 St Leonard's Lane

Newington, Edinburgh, EH8 9SD



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Well-presented ground floor flat in the heart of Newington

- Welcoming entrance hallway with large cupboard
- Bay windowed sitting/dining room
- Kitchen
- Double bedroom with built-in wardrobes
- Bathroom with 3 piece suite
- Well maintained communal grounds
- Double Glazing
- Electric heating
- Allocated parking space
- Excellent access to local amenities



Offers Over:

£185,000



Ownership

Further information can be found in the home report.

About the Property

Well-presented one bedroom ground floor flat offers comfortable accommodation with access to attractive landscaped communal grounds and an allocated parking space.

The property benefits from a welcoming bay windowed sitting/dining room which offers an ideal space for both relaxing and entertaining. The flat further benefits from good storage and features electric panel heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property enjoys beautifully maintained communal grounds, offering pleasant outdoor space in this popular residential setting.

Extras

To include all fitted flooring, carpets, blinds, light fittings, fridge/freezer, washing machine, hob & cooker.



17 Flat 3 St. Leonards Lane, Edinburgh, Midlothian, EH8 9SD



Ground Floor

Flat - Approx. Gross Internal Area - 421 Sq Ft - 39.11 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 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. Excellent schooling is represented in both the state and private sector.

Management

The building and grounds are maintained by Charles White at a cost of approximately £90 per month, reviewed annually. This includes cleaning of communal areas, building insurance and landscaping of the communal grounds.



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