



12/5 West Newington Place
Newington, EH9 1QU

deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- WC
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Permit & Pay Meter Parking
- EPC Rating – C

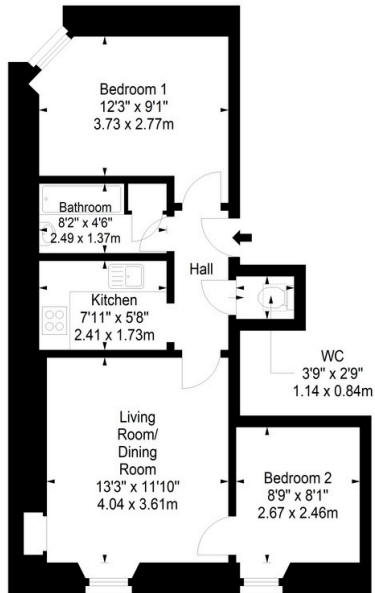


Forming part of a traditional tenement, this charming and bright top (third) floor flat is situated within the sought after area of Newington. The property is close to a variety of amenities, bars and restaurants along with being within easy reach of Edinburgh University, The Meadows and Arthur Seat. There is an excellent public transport service which passes close by and travels to many parts of the City. The well-proportioned accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone, hallway, light and airy lounge/dining area, internal modern fitted kitchen, two double bedrooms, bathroom and separate WC. There is a shared rear garden, on-street permit & pay meter parking with further benefits including gas central heating and double glazing. Included in the sale are the floor coverings, oven, hob, hood and fridge. All appliances included in the sale are sold as seen with no warranty provided.



**West Newington Place,
Newington, EH9 1QU**

Approx. Gross Internal Area
504 Sq Ft - 46.82 Sq M
For identification only. Not to scale.
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Third 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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