



1/9 East Parkside, Newington, Edinburgh, EH16 5XJ

Bright & spacious one-bedroom second floor with private parking and stunning views towards Arthur's Seat

URQUHARTS
EDINBURGH



DESCRIPTION

1/9 East Parkside is a bright and spacious one-bedroom second floor flat with private residents parking superbly situated in the popular Newington area with excellent local amenities and public transport links on the doorstep. The property offers stunning views towards Arthur's Seat and Salisbury's Crags and would suit a range of buyers including first time buyers, professionals, investors or as a pied-à-terre.

Entrance hall with storage cupboard; bright open plan living room / dining room with a Juliette balcony offering fantastic views; modern fitted kitchen with wall and base units, integrated appliances and storage cupboard; good-sized double bedroom with mirrored built in wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Double bedroom. Bathroom.

Gas central heating. Double glazing. Well-maintained communal grounds. Private residents and visitors unallocated permit parking. The development is factored by James Gibb and there is an approx. £200 per quarter for the upkeep of the communal areas, lighting, building insurance and repairs.

LOCATION

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's and Aldi supermarket is only a short distance away. The location is convenient for those studying or working at the Edinburgh University campuses, the Royal Infirmary, and the Scottish Parliament within short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of The Meadows, Holyrood Park, Arthurs Seat, Blackford Hill and several well-renowned golf courses. Nearby districts of the Grange, Marchmont, Bruntsfield and Morningside are all within easy reach offering further shops, cafes, boutique shops and recreational facilities. There are well-respected school catchments in the area with Edinburgh, Napier and Heriot Watt University campuses all easily accessible. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. All furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

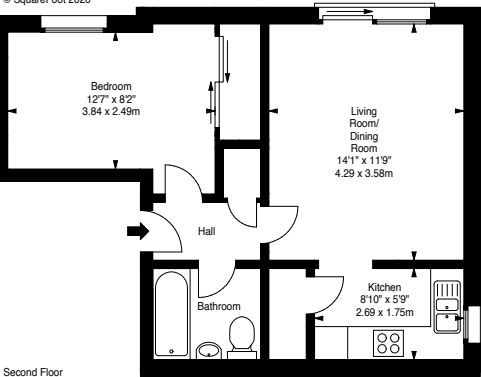
The property has a Council Tax Band **D**
The property has an Energy Rating Category **C**
Tenure Freehold



**Flat 9,
1 East Parkside,
Edinburgh,
Midlothian, EH16 5XJ**



Approx. Gross Internal Area
452 Sq Ft - 41.99 Sq M
For identification only. Not to scale.
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Second Floor

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.