



28/3 Causewayside
Newington, EH9 1PN

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

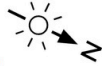
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Electric Heating & Double Glazing
- Private Residents Parking
- EPC Rating - C



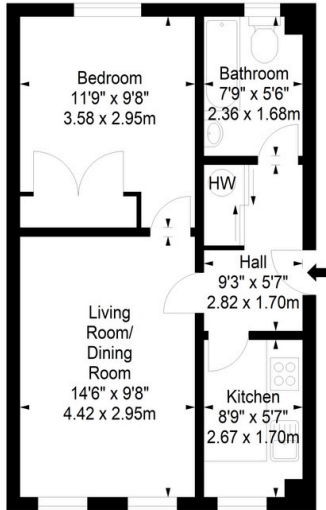
This charming and well-presented first floor flat which benefits from private residents parking is situated within the sought after location of Newington. The property is within walking distance of an abundance of amenities, The Meadows and Holyrood Park. Edinburgh University is also close by and the City Centre is easily accessible. The property would make an ideal purchase for the young professional and comprises; secure entry phone system into communal hall, welcoming entrance hall with storage, lovely lounge, bright modern breakfast kitchen, double bedroom with built-in wardrobes and bathroom with white suite and shower. Further benefits include private residents parking, electric heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, fridge, freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Causewayside,
Edinburgh,
Midlothian, EH9 1QB



Approx. Gross Internal Area
421 Sq Ft - 39.11 Sq M
For identification only. Not to scale.
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First 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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