

OFFERS OVER £160,000

105/9 Causewayside
Edinburgh, EH9 1QG

drummondmiller
Solicitors & Estate Agents



- Bright One-Bedroom First Floor Apartment in a Prime Newington Location
- Spacious double bedroom with traditional Edinburgh press for storage
- Separate fitted kitchen
- Shower room with mains Mira shower and separate WC
- Hall with storage cupboard
- Security entry phone system
- Walking distance to The Meadows, Edinburgh University and the city centre
- Epc C

Description

Drummond Miller are delighted to offer this well-presented first-floor apartment. The flat offers an excellent opportunity for first-time buyers, professionals or investors seeking a home in one of Edinburgh's most vibrant and desirable areas.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hall with useful storage, a bright living room overlooking the courtyard below and a separate fitted kitchen offering a practical range of wall and base units. The generously proportioned double bedroom provides excellent floor space along with built-in storage, while the modern shower room with Mira shower is complemented by a separate WC, providing additional convenience for everyday living. The property benefits from excellent natural light throughout, double glazing, a recently installed central heating boiler and offers a comfortable, low-maintenance home with a practical layout and superb potential in a highly sought-after central location.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

Residents' parking available via application.

There is a communal tenement-style garden/courtyard located to the rear of the property.

Location

Causewayside is ideally positioned within the vibrant Newington area, renowned for its excellent choice of independent cafés, restaurants, bars and local shops. Residents can enjoy a fantastic range of amenities right on the doorstep, while the open green spaces of The Meadows and Holyrood Park are both within easy walking distance.

The property is also perfectly placed for access to Edinburgh University, making it particularly appealing to students, staff and professionals, while the city centre can be reached on foot or via excellent public transport links. With regular bus services providing convenient connections across Edinburgh and beyond, this is an ideal base for enjoying all that the capital has to offer.

Council Tax and EPC

Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report

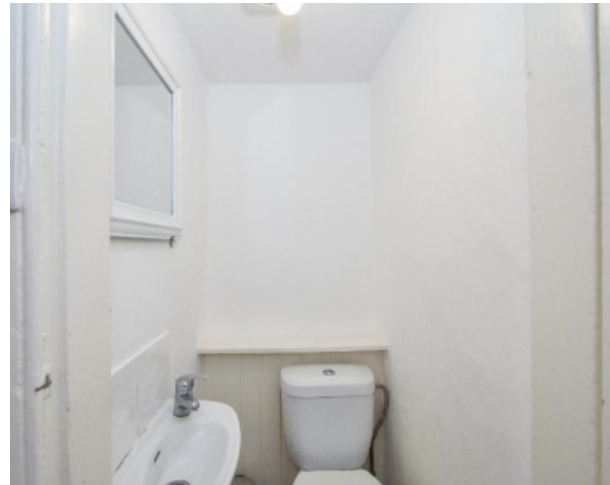
The property has been valued at £170,000 and a link to the Home Report is available from the ESPC website.

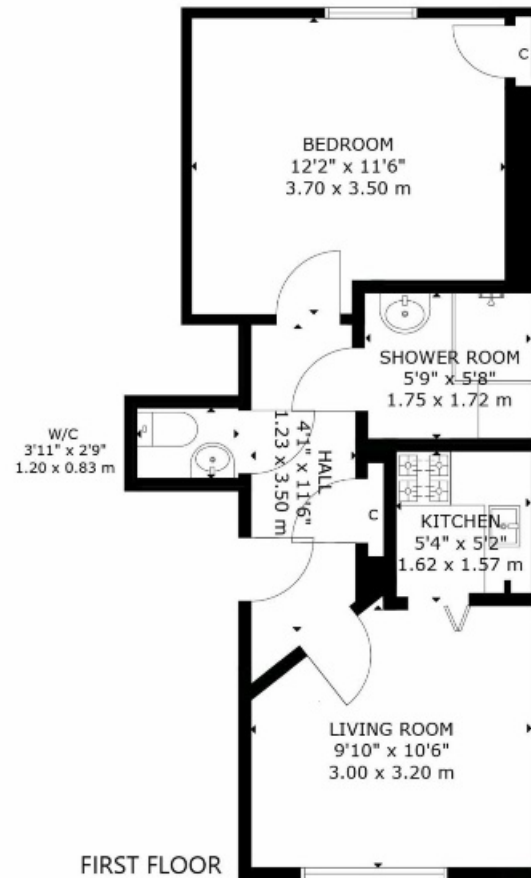
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price. Furnishings are also available by negotiation.





105/9 CAUSEWAYSIDE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 387 SQ FT / 36 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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