



32/6 Rankeillor Street
NEWINGTON | EDINBURGH | EH8 9HZ

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Set on a quiet street in the heart of Newington, moments from excellent amenities, the university and Arthur's Seat is this spacious top floor apartment. Now in need of modernisation this property boasts ornate period features, gas central heating and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

Spanning an impressive 1,120 square feet the accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge with detailed cornicing and ample sized box room off, a contemporary dining kitchen with generous dining space, a large double bedroom with access to a study with window, a second well-proportioned double bedroom and the flat is completed by a shower room.

- Top floor apartment in handsome traditional tenement
- Heart of Newington location
- Close to the university, excellent shops, cafes and bars
- Arthur's Seat and the open expanses of Holyrood Park nearby
- Ornate period features
- Welcoming hallway with storage cupboard
- Twin windowed lounge with box room
- Dining kitchen
- Two double bedrooms
- Study
- Shower room

Energy Rating C, Council Tax Band D.

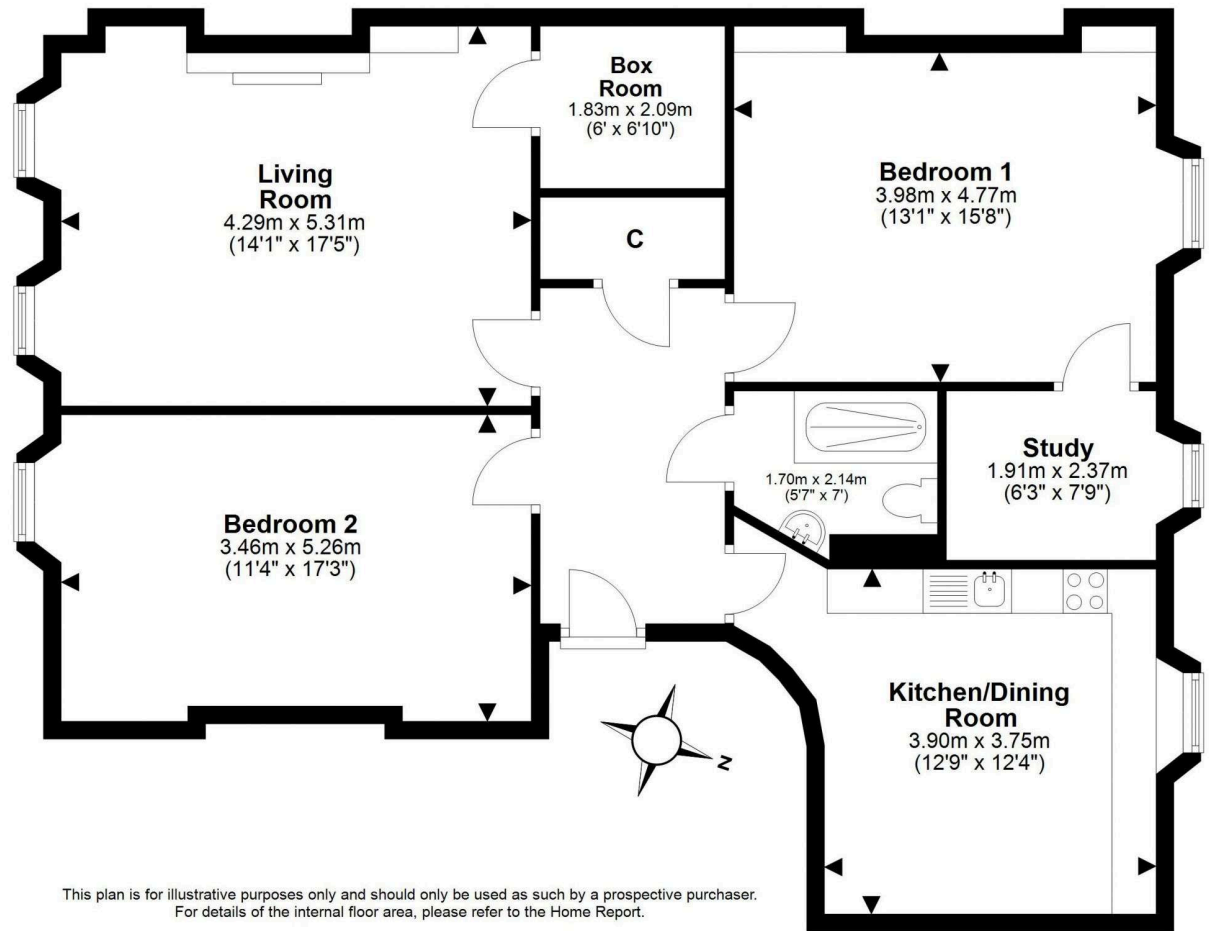
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and appliances will be included in the sale.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.