



59/4 East Crosscauseway  
NEWINGTON | EDINBURGH | EH8 9HU

**warners**  
solicitors & estate agents



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Located in the thriving area of Newington to the South of the city centre, is this well-presented one-bedroom first floor flat that is sure to appeal to first time buyers and investors alike.

The property comprises a spacious living room with attractive twin windows, a fireplace and electric fire, a fully fitted kitchen with fridge/freezer, gas hob, oven and fan, washer/dryer and the boiler, a well-proportioned bedroom with two built in cupboards and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

The property also benefits from residents parking with one permit and a visitor space. Early viewing is highly recommended to avoid missing out.

- Welcoming hall with storage
- Bright and spacious living room
- Fully Fitted Kitchen
- Well-proportioned bedroom with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Residents parking

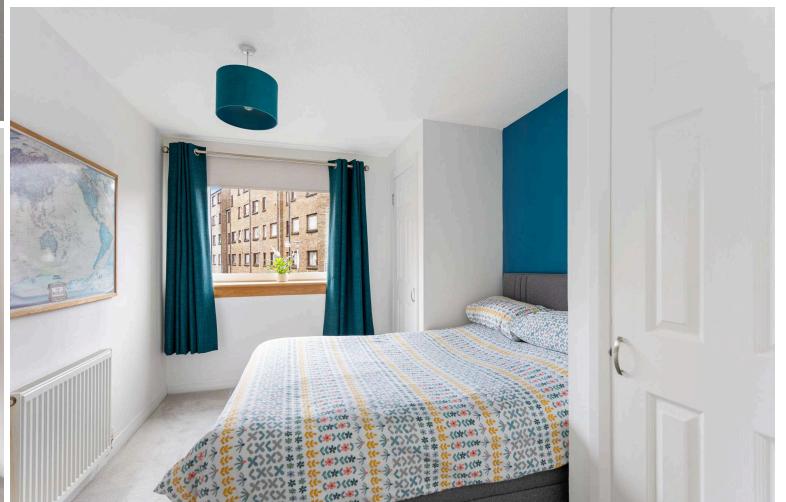
Energy Rating C, Council Tax C

All fixtures, fittings, integrated appliances, the fridge/freezer, washer/dryer, fold up table with bar stools and the electric fire place is included in the sale.

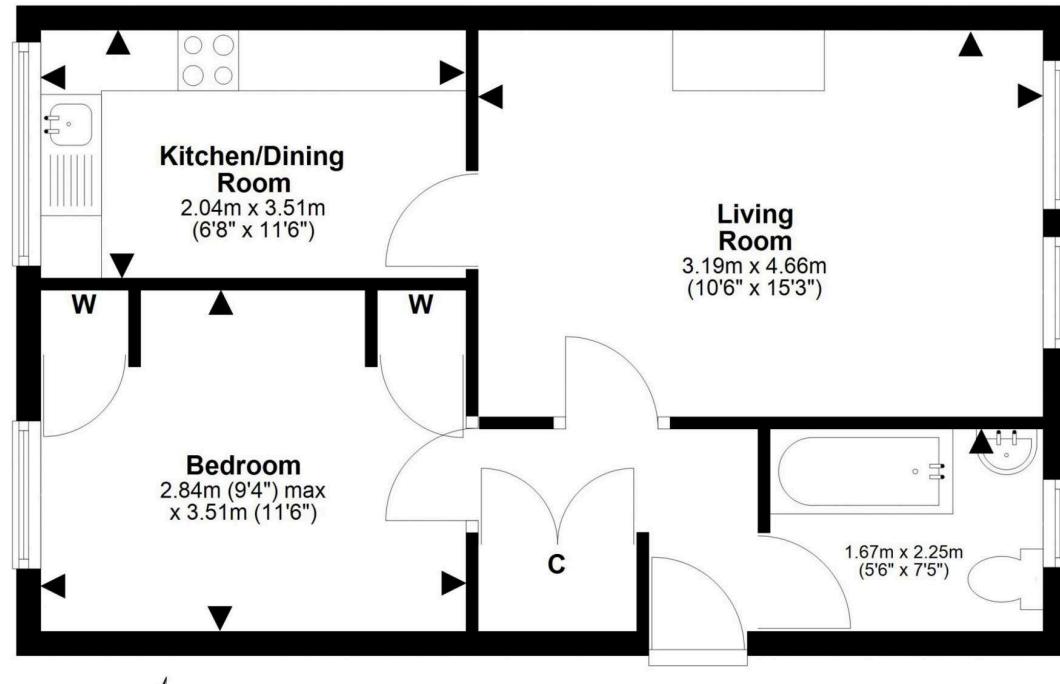
Other furniture may be available through separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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 also in abundance. 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.

