



1 Salisbury Place
Newington, EH9 1SL

Deans 
Solicitors & Estate Agents LLP



DOUBLE UPPER FLAT

- Sitting Room
- Dining Room
- Breakfast Kitchen
- Five Bedrooms
- Two En-Suites
- Two Bathrooms
- Utility Area
- Gas Central Heating
- South Facing Balcony
- Permit & Pay Meter Parking
- EPC Rating – D



A great opportunity has arisen to purchase this generously proportioned Georgian double upper flat located in the vibrant area of Newington, which lies just south of Edinburgh's city centre. There are an abundance of excellent amenities on the door step with The Meadows, Arthur Seat and Edinburgh University all within easy reach. An excellent public transport services passes by the property and travels to the City Centre. The accommodation retains many period features and boasts views across the Pentland Hills. Entrance stairs lead to the first floor with large open hall, large bright sitting room with original cornice, ceiling rose & marble fireplace, dining room overlooking the front of the property with feature fireplace, fitted breakfasting kitchen with sliding patio doors to the south facing balcony boasting stunning views. Also on this floor are three good sized double bedrooms/two with en-suite shower rooms and a bathroom with white suite and separate shower enclosure. On the second floor there are a further two bedrooms/one with study off, bathroom & a practical utility space. From the ground floor there is access to a good sized cellar which in turn leads to the rear of the building. Permit and pay meter parking can be found within the area and the property benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings and cooker. All appliances included in the sale are sold as seen with no warranty provided.

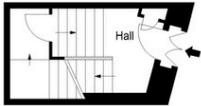




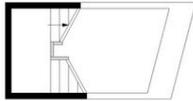
Salisbury Place,
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Midlothian, EH9 1SL



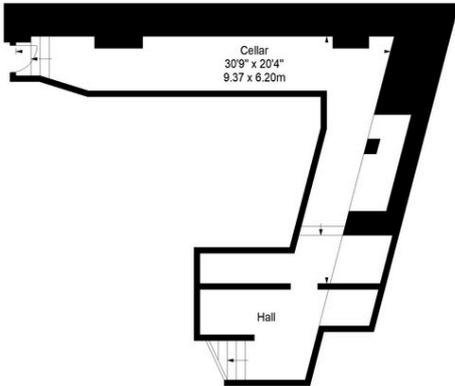
Approx. Gross Internal Area
2565 Sq Ft - 239.29 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor Entrance



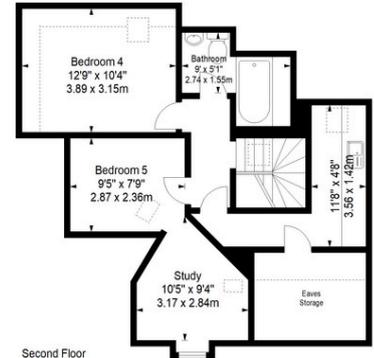
Ground Floor Half Landing



Lower Ground Floor



First Floor



Second 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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