

11B/2 WEST NEWINGTON PLACE  
NEWINGTON, EDINBURGH, EH9 1QT

CURRAN & CO  
PROPERTY



11B/2 WEST NEWINGTON PLACE  
NEWINGTON, EDINBURGH, EH9 1QT

OFFERS OVER £210,000



'A bright and generously proportioned ground-floor flat in sought-after Newington, presented in move-in condition and benefiting from a rare private rear garden'

- Spacious Ground-Floor One-Bedroom Flat
- Enclosed Private Rear Garden
- Sought-After Newington Location
- Quiet Tucked-Away Position
- Generously Proportioned Living Room
- Modern Windowed Kitchen
- Gas Heating & Double Glazing
- Move-in Condition Throughout



#### Description

Enjoying a peaceful, tucked-away position in sought-after Newington, just minutes from the Meadows, 11B/2 West Newington Place is a bright and generously proportioned ground-floor flat presented in move-in condition throughout. A particularly rare feature for a one-bedroom property in this location and price range is its enclosed private rear garden, accessed directly from the bedroom. Ideally suited to young professionals or those looking to downsize, the property combines a quiet residential setting with an excellent range of nearby amenities and easy access to the city centre.

Entered through a well-maintained communal stair with secure door entry, the accommodation comprises: welcoming

entrance hall with a hatch providing access to overhead storage; spacious living room with ample space for a dining area; modern windowed kitchen fitted with a range of base and wall-mounted units, a freestanding cooker with integrated extractor hood, fridge/freezer and recently replaced washing machine; generous double bedroom enjoying a particularly quiet rear-facing position, with expansive mirrored wardrobes, a pleasant outlook over the garden and a glazed door providing direct outdoor access; and modern bathroom with an electric shower over the bath.

Further benefits include gas central heating via an efficient combi boiler and double glazing throughout.

Externally, the enclosed private rear

garden features gravelled sections, mature planted borders and a decked area ideal for outdoor dining. Zoned permit parking is available to the front of the building and on surrounding streets.

#### Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances. Other items of furniture are available by separate negotiation.

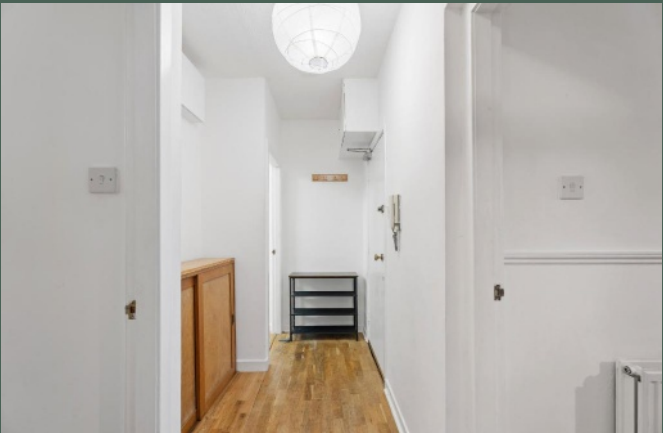
#### EPC Rating

The energy efficiency rating for this property is band C.

#### Council Tax

This property is subject to council tax band C.







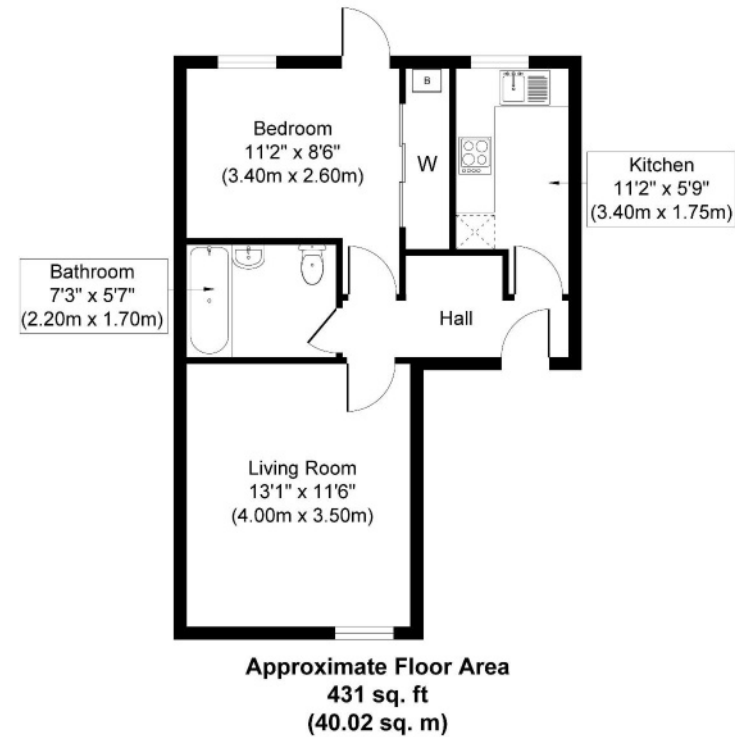
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## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.