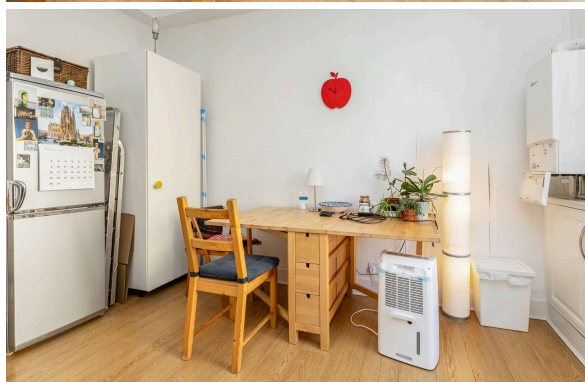




5/7 Buccleuch Terrace
NEWINGTON | EDINBURGH | EH8 9NB

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5/7 Buccleuch Terrace

NEWINGTON | EDINBURGH | EH8 9NB

Nestled within a peaceful cul-de-sac in the heart of Newington, just moments from a superb range of local amenities, university buildings, and the beautiful open green spaces of the Meadows, this charming second-floor traditional tenement apartment offers an excellent opportunity for buyers.

The property benefits from double glazing, gas central heating, and access to a well-maintained communal garden. This flat presents fantastic potential and would make an ideal purchase for first-time buyers or buy-to-let investors alike.

The accommodation comprises a welcoming entrance hallway, a bright and spacious open-plan lounge/kitchen, two well-proportioned double bedrooms, and a shower room.

Key Features:

- Quiet cul-de-sac setting in the heart of Newington
- Traditional second-floor tenement apartment
- Close to amenities, universities, and the Meadows
- Two well-proportioned double bedrooms
- Perfect for first-time buyers, investors or young professionals
- Gas central heating, double glazing & communal garden

Energy rating C, Council tax band B.

Extras included in this sale can be all of the furniture, fixtures and fittings.

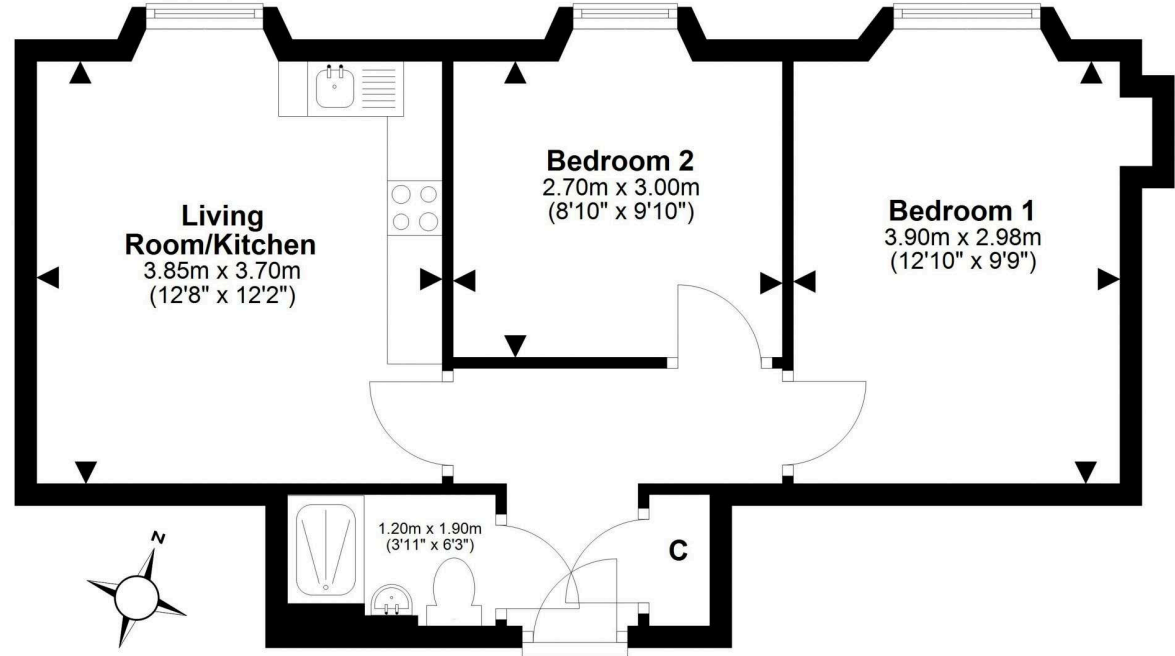
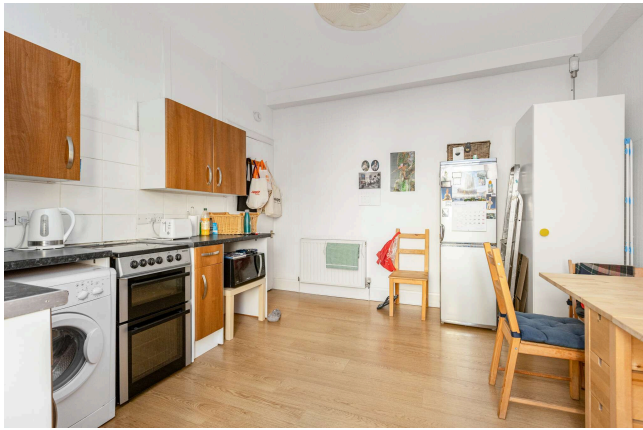
There is a small residents charge for the cleaning of the stairwell which is payable monthly and costs around £8.

PRICE & VIEWING: Please refer to our website, 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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





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.