



21/3 East Crosscauseway
Newington, EH8 9HE

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living/Dining Room
- Open Plan Kitchen
- Two Bedrooms
- Bathroom
- Permit & Pay Meter Parking
- Electric Storage Heating & Secondary Glazing
- EPC Rating - E



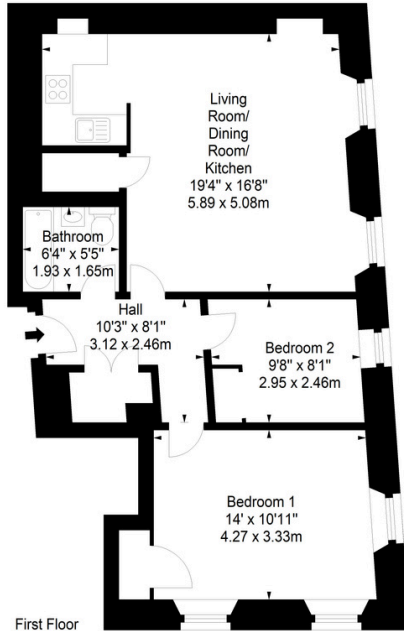
Situated within the heart of Newington, this spacious, light and airy first floor corner flat is within walking distance of Edinburgh University, The Meadows and Holyrood Park. There are an abundance of amenities available on the doorstep with the City Centre being a short bus journey along with Waverley Station and the tram line being within easy reach. The well-proportioned accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone, living/dining room with two recessed windows providing excellent natural light and open plan to the fitted kitchen, two double bedrooms and bathroom with white suite and shower over. Further benefits include on-street permit & pay meter parking within the area. Included in the sale are all fitted floor coverings, oven, hob, extractor hood, fridge-freezer, washing machine, microwave and light shades. Other items may be available by separate negotiation. All items included in the sale are sold as seen, with no warranty provided.



East Crosscauseway,
Edinburgh,
Midlothian, EH8 9HE



Approx. Gross Internal Area
692 Sq Ft - 64.29 Sq M
For identification only. Not to scale.
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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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