



3

Simon Square
Edinburgh
EH8 9HP



An exciting opportunity has arisen to acquire this one-bedroom main door flat, located in the sought-after Newington area to the South of the city centre and within close proximity to Arthur's Seat and Edinburgh University.

The RIAS award winning development was designed by Fraser/Livingstone Architects on the site of an old builder's yard and will no doubt be of interest to first time buyers and investors alike. Early viewing is highly recommended to appreciate the quality of light and space on offer.

- Entrance Hallway
- Spacious Kitchen-living with fully fitted Kitchen
- Well proportioned double bedroom with built in storage
- Stylish wet room with waterfall shower, vanity sink toilet and heated towel rail
- Permit parking (Zone 3)
- Excellent local amenities
- Under floor heating



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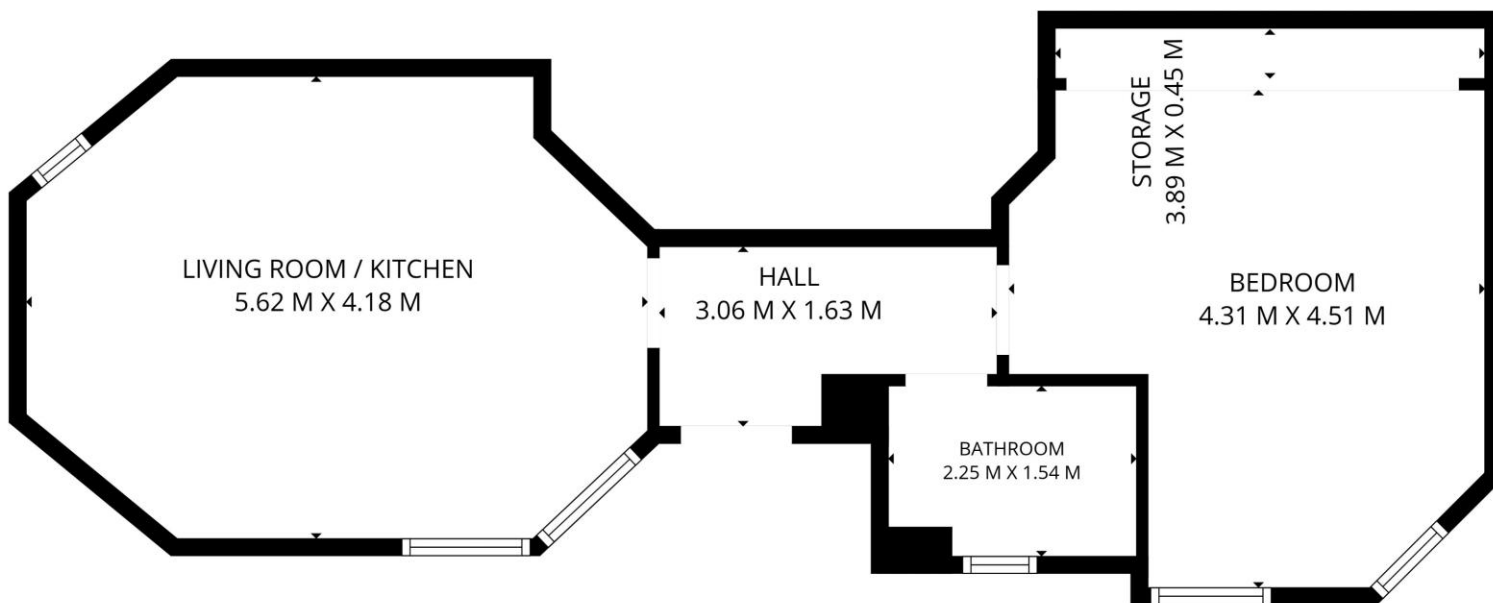
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Total: 46 m2
1st Floor: 46 m2
Excluded Areas: Storage: 2 M2, Walls: 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Newington is a vibrant cosmopolitan area with an abundance of cafes, bars and restaurants along with mainstream supermarkets and traditional shops. It is close to Edinburgh University and has excellent transport links to the city centre. It is within walking distance of the medieval old town and key attractions such as Edinburgh Castle, the National Museum of Scotland, the Royal Mile and the Meadows. The Commonwealth Pool is nearby with fantastic leisure facilities, including gym, soft play and cafe. The nearby Festival Theatre, Queens Hall and Pleasance Courtyard & Dome venues offer up a variety of cultural events and shows to suit all tastes.

EPC Band- C

Council Tax Band- D

Factor- Hacking & Paterson approx. £160 per quarter including buildings insurance



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