



29/10 Cameron March
NEWINGTON | EDINBURGH | EH16 5XG


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Situated within a small and well-established residential development in the popular Newington area, this generously proportioned second-floor flat offers spacious and versatile accommodation, ideally placed for convenient access to the city centre and a wide range of local amenities.

The property is perfectly positioned for everyday convenience, with excellent shopping facilities available nearby at Cameron Toll Shopping Centre, offering a variety of high street retailers, banks and supermarkets. The property is also within easy reach of Edinburgh University's Kings Buildings, the Edinburgh Royal Infirmary and excellent public transport links providing regular services into the city centre and surrounding areas. For commuters, the City Bypass is only a short drive away, providing easy access to the wider motorway network.

The accommodation comprises a welcoming entrance hall with useful storage cupboard, leading to a bright and spacious open-plan living and dining room. This impressive room features corner windows which provide an abundance of natural light and enjoy an attractive open outlook over the communal gardens. The modern fitted kitchen offers a range of wall and base units with integrated appliances and ample workspace.

There are three well-proportioned double bedrooms, with bedrooms one and two benefiting from built-in wardrobes. The principal bedroom further benefits from a private en-suite. A separate bathroom completes the accommodation, fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating, triple glazing, well-maintained communal grounds to the front and rear, a single garage and residents' car parking.

- Spacious 3-bedroom flat
- Bright open-plan living space
- Principal en-suite bedroom
- Modern kitchen & bathroom
- Garage & residents' parking
- Prime Newington location

Energy Rating B, Council Tax E

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, and appliances are included in the sale.

All other furniture may be available through separate negotiation.

Fees payable to Trinity Factors are approximately £1500 per annum.

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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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.