



16/1 St Patrick Square

Edinburgh, EH8 9EZ



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43sqm

EPC

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AS Anderson
Strathern



This ground floor main door flat offers an open plan living room and kitchen, a double bedroom, and a well-proportioned bathroom, with a layout that feels practical and flexible.

Timber framed double glazing provides good natural light throughout the space, and heating is supplied by electric storage heaters.

The property requires full refurbishment, giving buyers the opportunity to update the interior and tailor it to their own needs.

There is access to communal garden ground, and the building benefits from a secure entry system.

Situated in vibrant Newington, the flat is surrounded by cafés, shops, and excellent transport links. On-street permit parking is available outside.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band C

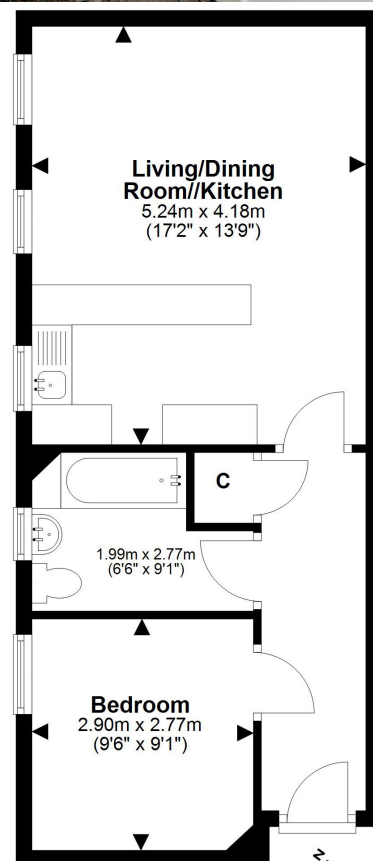
Any offers should be submitted to residential@andersonstrathern.co.uk

Property features

- Double glazing
- Main door flat
- Ground floor
- Great potential
- Permit parking
- Electric heating

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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