



# 8/6 West Powburn

NEWINGTON | EDINBURGH | EH9 3EN



MURRAY  
BEITH  
MURRAY



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8/6 West Powburn is a well-presented first-floor flat forming part of a mature modern development. Situated in the popular area of Newington to the south of the city centre, the flat benefits from fresh décor, a modern contemporary bathroom, communal gardens and residents' parking.

Entrance hall with generous storage cupboard; bright, twin aspect living room with bay window and dining area; fitted kitchen with wall & base units; double bedroom 1 with built-in wardrobes; double bedroom 2; shower room with white three-piece suite comprising WC, wash hand basin and shower cubicle.

Communal garden grounds.

Residents' parking. Further unrestricted parking on the surrounding streets.

Electric heating. Double glazed windows.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".



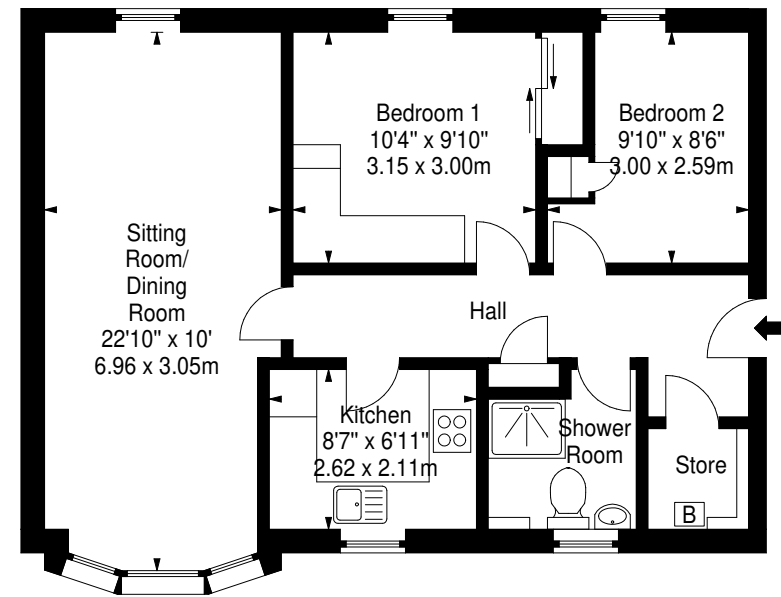
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



First Floor

West Powburn,  
Edinburgh,  
Midlothian, EH9 3EN



Approx. Gross Internal Area  
643 Sq Ft - 59.73 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



## Location

Newington is a prime residential suburb located approximately 1½ miles to the south of the city centre. A great range of shopping facilities is available locally and in nearby Morningside, which boasts a Waitrose Supermarket and a Marks & Spencer Food Store together with a wide variety of boutique shops, cafes and restaurants. Cameron Toll is also easily accessible with a Sainsbury supermarket and further range of shops and a petrol station. The Edinburgh City Bypass gives easy access to Straiton Retail Outlet with its variety of high street shops, as well as Edinburgh Business Park, Edinburgh International Airport and the wider road network in central Scotland. Regular bus services also run to and from the city centre and the area is well served at both Primary and Secondary school level. Recreational facilities include walks in Hermitage of Braid, Blackford Hill, The Pentlands, Holyrood Park and Arthur's Seat. Leisure activities include Carlton Cricket Club, Warrender Swimming Centre and The Royal Commonwealth Pool, skiing at Midlothian Snow Sport Centre at Hillend, The Churchill Theatre and family-run Dominion Cinema, as well as several private and public golf courses nearby.