



5/4 (1F1) Parkside Street
Newington, EH8 9RL

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- W.C.
- Communal Rear Garden
- Gas Central Heating
- EPC Rating – C



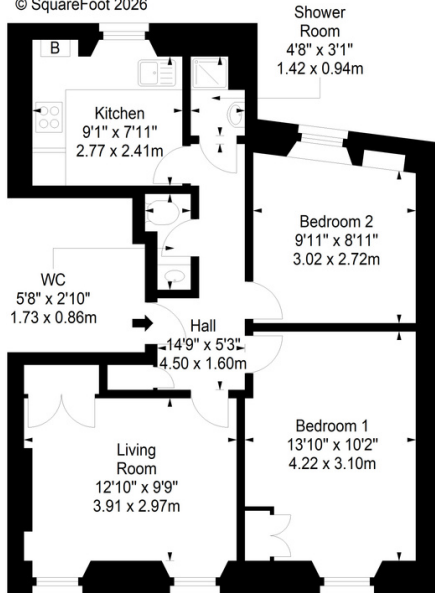
Situated in the sought-after location of Newington, this well-proportioned first floor flat enjoys fantastic views of Arthurs Seat and Salisbury Crag. Ideally situated, the property enjoys easy access to a host of local amenities and is within walking distance of Edinburgh city centre, offering an abundance of high street shopping, vibrant eateries and iconic historic attractions. The accommodation comprises; a welcoming entrance hallway, spacious living room, fitted kitchen, two good-sized double bedrooms, shower room and a W.C. Externally, there is a well-maintained communal garden to the rear of the property. The property features gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided. The property can be sold fully furnished and holds an HMO license until January 2027.



**Parkside Street,
Edinburgh,
Midlothian, EH8 9RL**



Approx. Gross Internal Area
577 Sq Ft - 53.60 Sq M
For identification only. Not to scale.
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First Floor



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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