



124/9 Pleasance
NEWINGTON | EDINBURGH | EH8 9TL


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Boasting fabulous uninterrupted views to Salisbury Crags is this light and spacious second floor flat with residents' permit parking, forming an ideal purchase for someone looking to live in a sought-after area with an immense choice of amenities and the green expanse of Holyrood Park close at hand. This property would be an ideal opportunity for first-time buyers, those looking to downsize or as an investment due to its excellent central location.

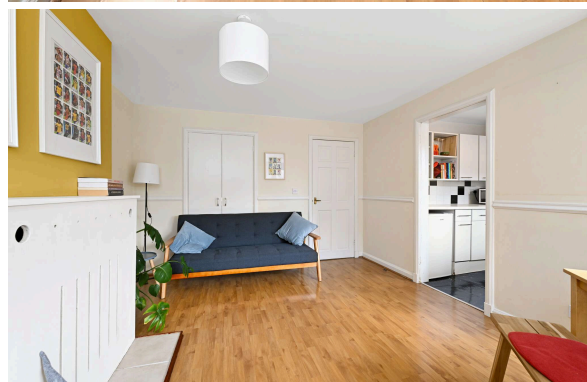
The property comprises an entrance hall with two storage cupboards and secure entry, a spacious living room with dining area and a storage cupboard, the kitchen currently comprises a gas hob, oven, fridge and washing machine and there is a well-proportioned bedroom with built in storage and views of the Crags. Completing the accommodation is the bathroom with shower over the bath. Double glazing windows and a gas central heating system ensure comfort and warmth. The communal stair is accessed via a security entry phone system.

- Entrance hall with storage and secure entry.
- Living/dining room.
- Fitted kitchen.
- Well-proportioned bedroom with views of the Crags.
- Bathroom with shower over the bath.
- Double glazing and Gas central heating.
- Security entry phone system.
- Residents' permit parking.
- Excellent amenities within walking distance.

Council Tax C, Energy Rating C.

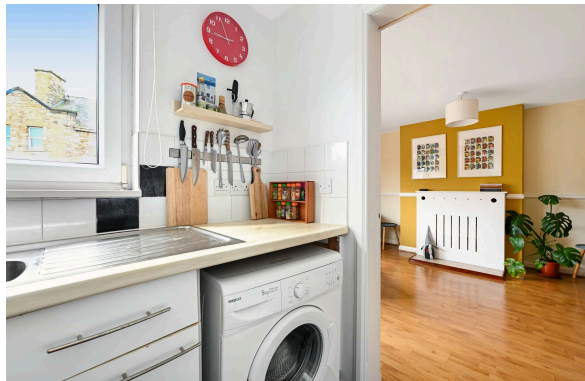
All fixtures, fittings, integrated kitchen appliances, curtains, blinds, fridge freezer, washing machine, freezer, and furniture, excluding red desk chair in bedroom will be included in the sale.

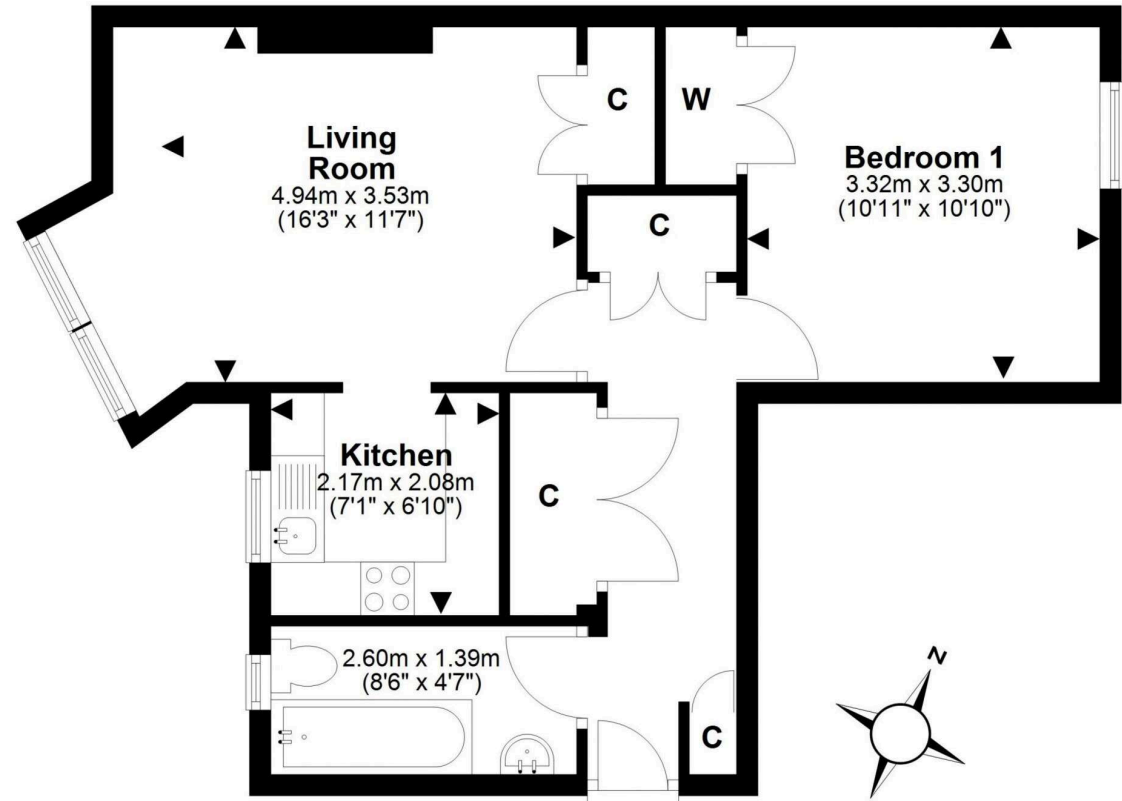
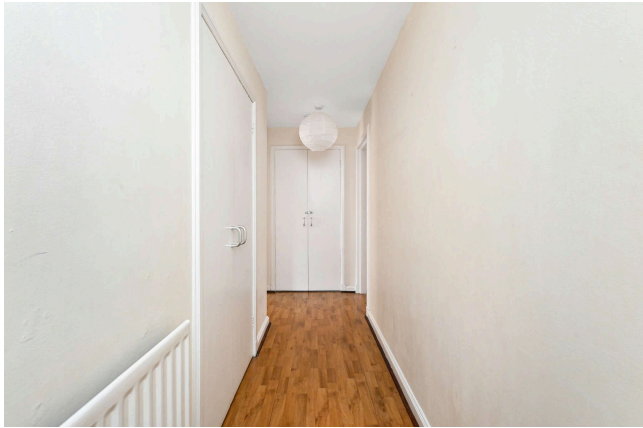
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





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.