



39/19 East Crosscauseway
Newington, EH8 9HG

Deans 
Solicitors & Estate Agents LLP



RETIREMENT FLAT

- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Residents' Carpark
- Communal Rear Garden
- Lift
- Double Glazing
- EPC Rating – C



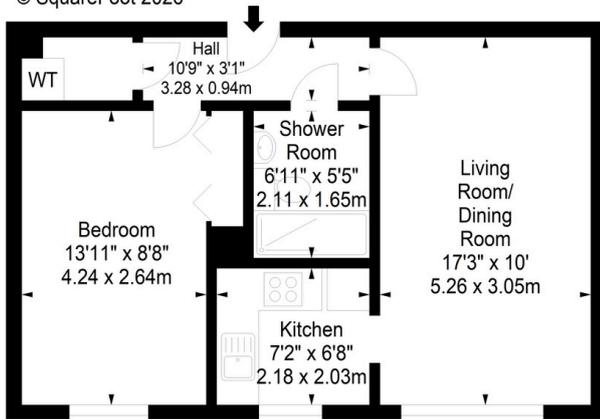
This well-proportioned second floor retirement flat is situated in a fantastic location in Newington, south of Edinburgh city centre. The development benefits from a community alarm system, lift, communal lounge and laundry and guest facilities. The accommodation comprises; a welcoming hallway, spacious living room, kitchen, well-proportioned double bedroom and a shower room. Externally, there is a communal garden to the rear and there is a residents' carpark. The property is fully double glazed and has electric heating. Included in the sale are the fitted floor coverings, cooker and fridge-freezer. Age restrictions apply. For single occupancy, the occupant must be at least 65 years for men or 60 years for women. For joint occupancy, one of the occupants must be of the required age and the other must be at least 55. There is a factoring fee payable to Trinity Factors of approx. £2466 per annum.



**East Crosscauseway,
Edinburgh,
Midlothian, EH8 9HG**



Approx. Gross Internal Area
473 Sq Ft - 43.94 Sq M
For identification only. Not to scale.
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Second 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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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