



70/1 St Leonards Street  
NEWINGTON | EDINBURGH | EH8 9RA

**warners**  
solicitors & estate agents



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Nestled in the heart of Newington, moments from the university, excellent amenities and the vast open green spaces of Arthur's Seat is this ground floor apartment.

Set in a traditional tenement the apartment comprises a bright open plan lounge/kitchen with a contemporary kitchen section, a double bedroom off with en-suite shower and the flat is completed by a W/C off the living space. Externally there is a well-kept communal garden mainly laid to lawn.

- Ground floor apartment in traditional tenement
- Moments from university buildings
- Holyrood Park on your doorstep
- Bright open plan lounge/kitchen
- Double bedroom with shower
- Separate W/C
- Well-kept communal garden
- Communal storage room in the basement.

Energy Rating E, Council Tax A

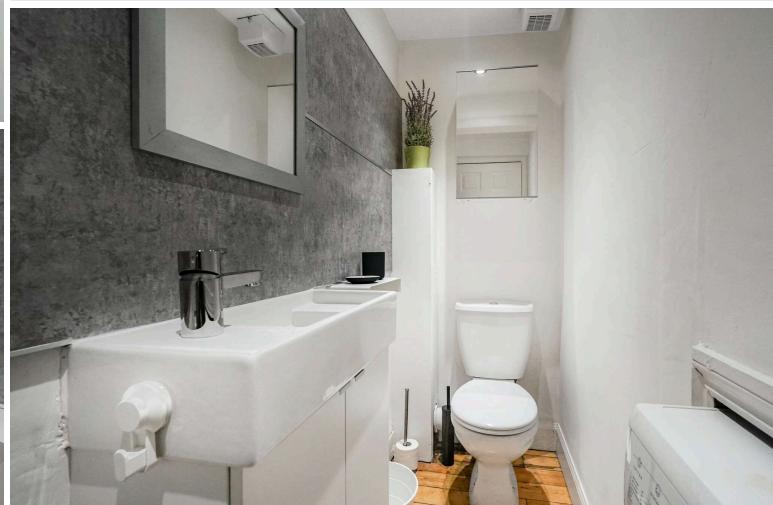
All fixtures, fittings, integrated appliances, washer/drier machine, fridge and the blinds in the living room and bedroom are included in the sale.

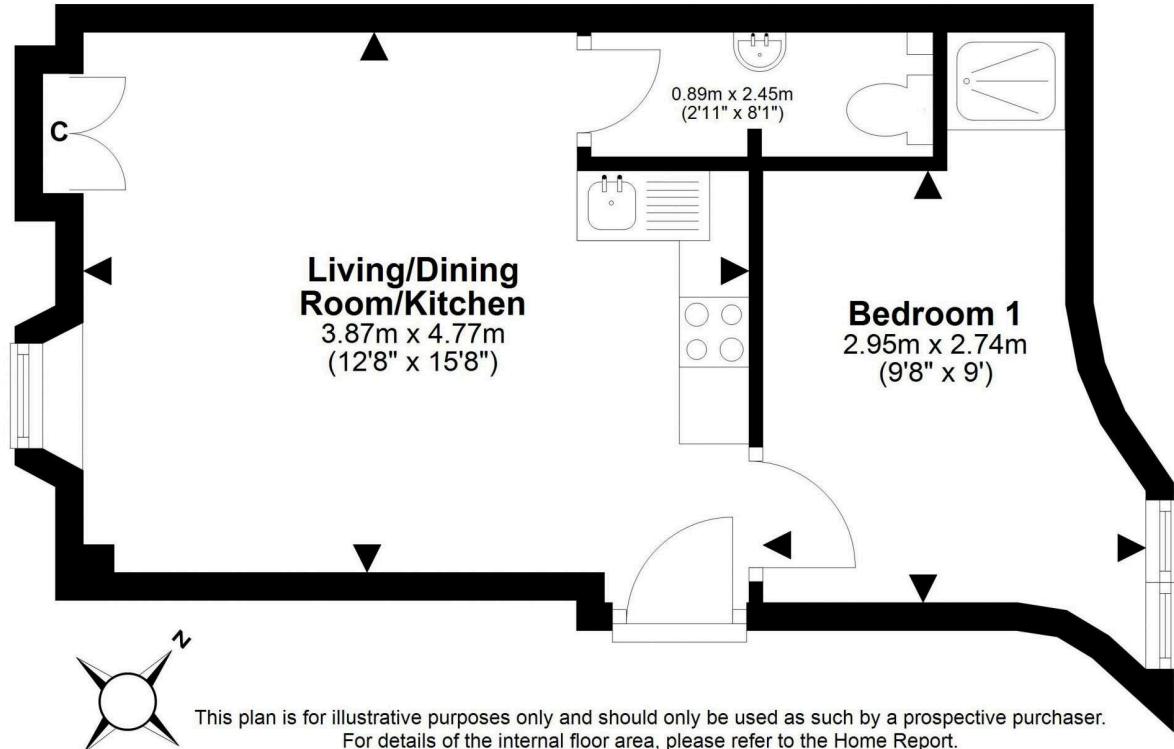
All other furniture and contents may be available through separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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, bars and restaurants. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, Summerhall, the Queen's Hall, Dynamic Earth and the Royal Commonwealth Pool. The property is conveniently placed for those connected to the Royal Infirmary, universities 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. Local catchment schools include Sciennes Primary School, Boroughmuir High School, James Gillespie's High School, and St Thomas of Aquin's Roman Catholic High School.





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.