







## Welcome

Welcome to Lutton Place this generously proportioned three bedroom main door traditional flat located in the popular and sought-after Newington area of Edinburgh, close to an abundance of local amenities. The property offers excellent modern day living with a flexible layout, whilst retaining many period features; further benefits include a private garden to the front with a shared walled garden to the rear. The property is conveniently located in a central location in a prime residential area within easy reach of Edinburgh City Centre and Edinburgh University. Presented to the market in good order, we would recommend an early viewing.

- Entrance vestibule
- Welcoming reception hallway
- Handsome living room front facing boasting a bay window with working shutters
- Fully equipped dining kitchen, direct access to the shared garden.
- Three bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Cloaks comprising WC and wash hand basin
- Gas central heating.
- Sash and case windows.
- Private garden to the front, shared garden to the rear.
- Permit and metered parking available.











## Newington

The property is situated with the enviable Newington district of Edinburgh lying to the southside of the City, close to a superb range of shops, services, restaurants and bistros. The Cameron Toll Shopping Centre is also within easy reach providing a further extensive range of shops including a Sainsbury's supermarket. The property is also well positioned for access to Edinburgh University, Queens Hall and National Library with recreational facilities on hand including the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park. Regular bus services provide quick and easy access into the City Centre and many surrounding areas whilst The Royal Infirmary and Scottish Parliament are also within good commuting distance.

## Extras

Included in the sale are the white goods and fixtures & fittings.









# Get in touch

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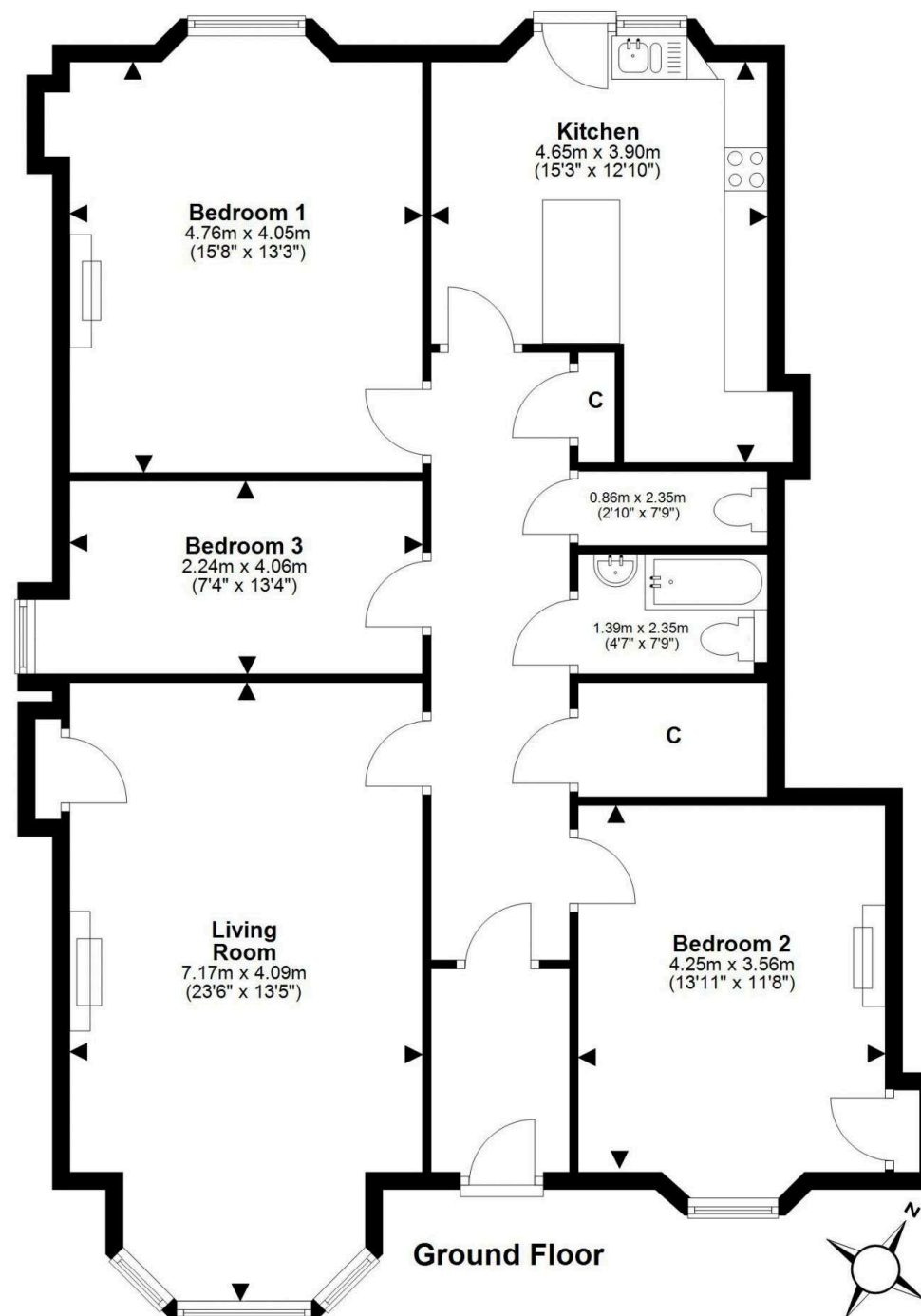
Bruntsfield Office:

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**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.