



31 (2F2) St Patrick Square  
Newington, EH8 9EU

**Deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

- Sitting Room
- Dining Room
- Kitchen
- W.C.
- Study
- Two Double Bedrooms
- Shower Room
- On-Street Permit Parking
- Communal Rear Garden
- GCH
- EPC Rating – C



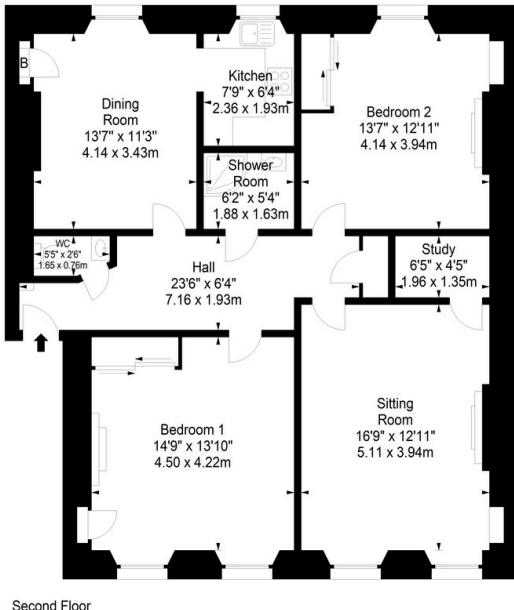
Forming part of a traditional tenement building, this tastefully presented second floor flat is located in the popular district of Newington, in the South of Edinburgh. A short distance from the City Centre, the location offers a great selection of local shops, restaurants and amenities. The property is conveniently located for many University of Edinburgh buildings and George Square. There are plenty of greenspaces nearby, with The Meadows, Holyrood Park and Arthur's Seat all a pleasant walk away. The accommodation boasts delightful period features, such as ornate cornice work, fireplaces and sash and case windows, and comprises; welcoming reception hallway with storage cupboard, large living room with fireplace and study off the side, dining room, modern kitchen, 2 good size double bedrooms with built in wardrobes and fireplaces, shower room with 2-piece white suite and a separate W.C. The property benefits from a communal garden to the rear, on street permit parking and gas central heating. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and light shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



St. Patrick's Square,  
Edinburgh, EH8 9EU



Approx. Gross Internal Area  
1107 Sq Ft - 102.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



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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