



13 West Newington Place, Edinburgh, EH9 1QU

Immaculately Presented, Ground-Floor Studio Flat with Private Garden

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Property Description

Immaculately presented, ready-to-move-in, ground-floor studio flat, with private garden, forming part of a traditional stone-built tenement. Located in the heart of Edinburgh's desirable Newington area, just south of the city centre.

Comprises an open-plan lounge/kitchen and bedroom, and a shower room.

This period property features tall ceilings, ornate cornice work, and stylish fittings throughout, including a fitted kitchen with appliances and a modern shower suite.

Further features include vertical electric heating, contemporary wood-effect flooring, and good integrated storage provision.

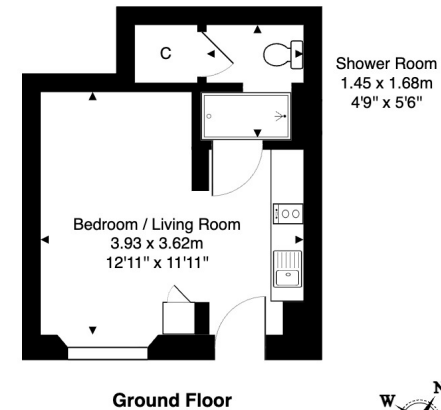
Externally, the property benefits from a private front garden with a lawn and a gated entrance, while zoned parking is available to the front and surrounding streets.

Southerly-east facing - close to Universities, vibrant city amenities, and vast open green spaces.

A welcoming entrance, with space for outerwear, opens into a bright and well-presented open-plan lounge/kitchen and bedroom. Finished with light, neutral décor, the space is enhanced by period ornate cornice work, contemporary light fittings, a wall-mounted TV point, slimline radiators, integrated over-door storage, and a tall built-in cupboard.

Set to one side, the stylish kitchen is fitted with modern units and worktops, a sink with drainer, a contemporary splashback, an integrated hob, and a freestanding fridge/freezer, microwave/grill combo, and a mini front-loading washing machine (no warranty will be given with any of the appliances included in the sale). Completing the accommodation, a modern shower room is fitted with a contemporary suite incorporating a rainfall shower, metro-tiled splash walls, a ladder-style radiator, and further built-in storage.

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Gross Internal Area: 16.6 m² ... 178 ft²

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre and offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station

and St Andrew's Square for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.





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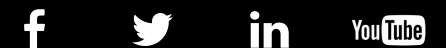
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