



55/8 Buccleuch Street
NEWINGTON | EDINBURGH | EH8 9LS

warner's
solicitors & estate agents



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Situated in the sought-after and vibrant Newington district, this well-presented two-bedroom fourth-floor flat forms part of an impressive traditional tenement building. Offering an excellent city home for professionals or first-time buyers, it also presents a strong investment opportunity and is offered in genuine walk-in condition.

The property features a welcoming entrance hall with wood flooring and excellent storage, leading to a spacious and peaceful rear-facing living room. Traditional sash windows provide a bright, leafy outlook, while period features include elegant corning, built-in shelving and a feature fireplace.

The bright, immaculate kitchen is fitted with ample wall and base units, generous worktop space and a breakfast bar within the large window. The main double bedroom benefits from full-height mirrored wardrobes, while the second bright bedroom is ideal as a guest room, home office or additional living space. A contemporary bathroom with a white suite, bath and heated towel rail completes the accommodation.

Further benefits include double-glazed timber sash-and-case windows, gas central heating and a recently installed boiler. Residents also have access to communal rear space, while controlled on-street parking is available with a Zone 7 residents' permit.

Combining period charm, generous proportions, excellent natural light and a highly desirable Newington location, this is an appealing property for both owner-occupiers and investors.

- Prime Newington location
- Spacious two-bedroom flat
- Elegant period features
- Bright, leafy outlook
- Walk-in condition
- Excellent investment opportunity

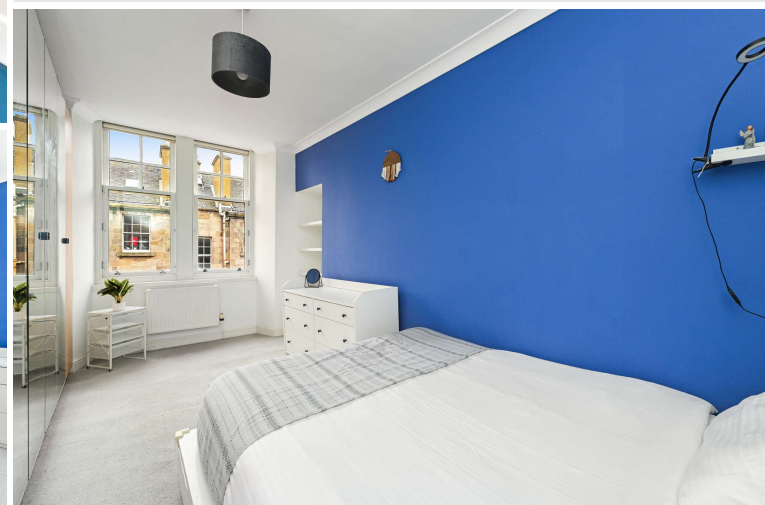
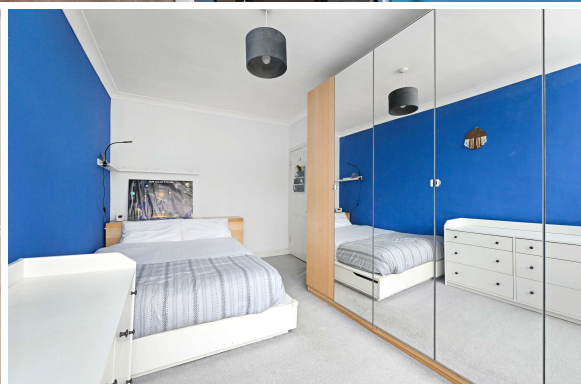
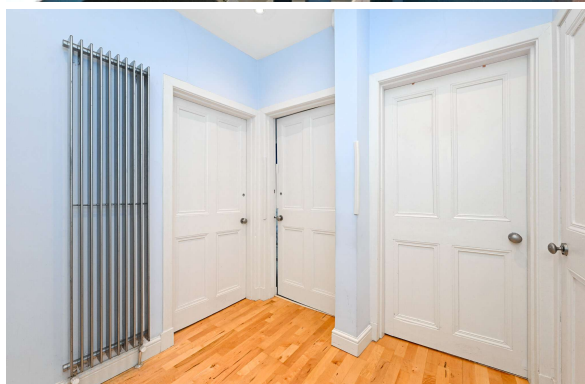
Energy Rating C, Council Tax Band C.

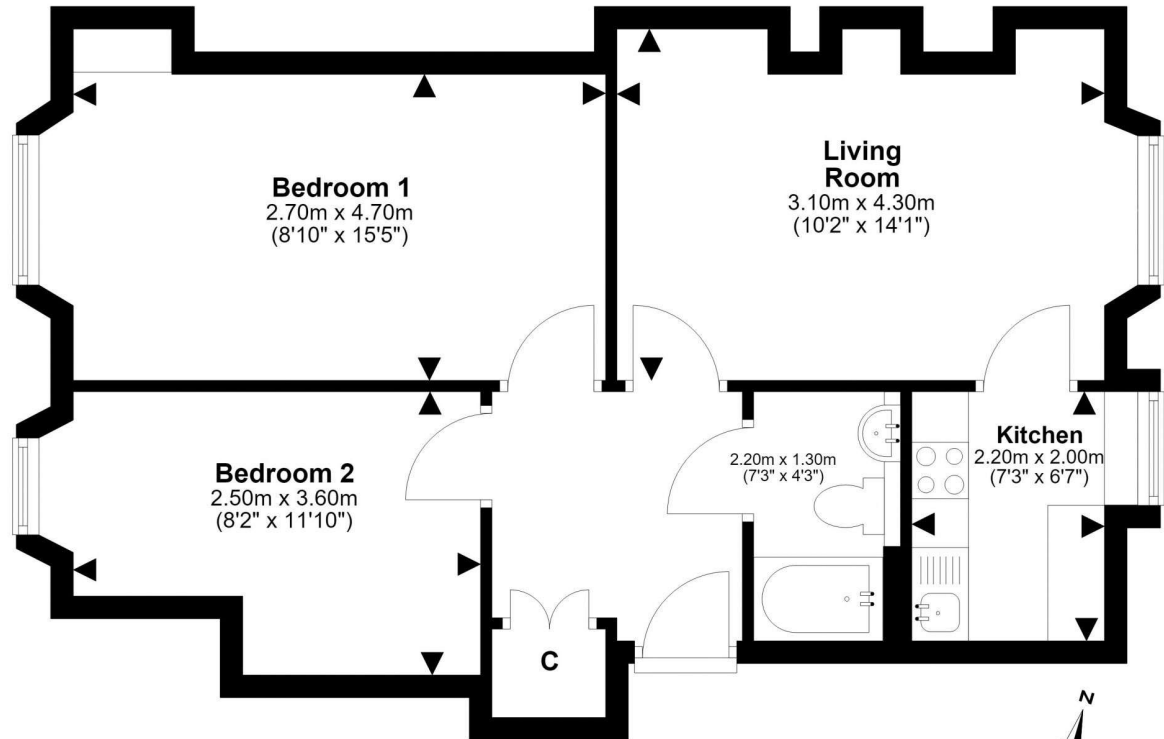
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All fixtures, fittings, integrated kitchen appliances, fridge, washing machine, fitted carpets and flooring, blinds, fitted wardrobes, bed frames/ mattresses, and living room sofa will be included in the sale. The dining table set, the study desk in the second bedroom, and the freestanding drawer unit/cabinets in the main bedroom are available under separate negotiation.

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. Newington is right by The University of Edinburgh and George Square, which benefits from being a hub during the Edinburgh Fringe Festival. 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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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.