



15/1 Buccleuch Street
NEWINGTON | EDINBURGH | EH8 9JN


warners
solicitors & estate agents



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Nestled in the heart of Newington, moments from the Meadows, a myriad of university buildings and excellent local amenities is this well-appointed ground floor apartment. Set in a handsome traditional tenement the property boasts gas central heating a well-kept communal garden and ample resident's parking and would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with large box room and second bedroom off, a contemporary kitchen with attractive units, main double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Heart of sought-after Newington location
- Close to the main university buildings and a hub for students
- Moments from the Meadows
- Close to a wide selection of bars, cafes and restaurants
- Welcoming hallway
- Bright lounge with box room
- Contemporary kitchen with eating space
- Two bedrooms
- Stylish bathroom
- Gas central heating
- Well-kept communal garden

Energy Rating C, Council Tax C

Factor fees of approximately £365 per annum are payable to Edinburgh Block Management.

All fixtures, fittings and kitchen appliances are included in the sale.

Other furniture may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary 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.



