



73/7 Pleasance
NEWINGTON | EDINBURGH | EH8 9TG

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Warners are thrilled to offer to the market this well-proportioned top-floor flat forms part of a traditional tenement building, ideally situated within Edinburgh's vibrant Southside, close to the city centre, the University of Edinburgh and an excellent range of local amenities.

The bright and spacious accommodation comprises a secure entry system, welcoming entrance hallway, generous living/dining room, separate kitchen, two well-proportioned double bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and access to a communal garden to the rear.

Pleasance is a highly sought-after central location, positioned on the edge of Edinburgh's historic Old Town and within easy reach of the Royal Mile, Holyrood Park and the iconic Arthur's Seat.

The area is particularly popular with professionals, students and investors, thanks to its excellent proximity to the University of Edinburgh and Edinburgh city centre. Residents enjoy an outstanding selection of independent cafes, restaurants, bars, convenience stores, gyms and cultural attractions, all within easy reach. The renowned Pleasance Courtyard is also a major venue during the Edinburgh Festival Fringe.

Excellent public transport links are available nearby, while Edinburgh Waverley Station is within walking distance, providing convenient rail connections across Scotland and beyond.

- Prime central location in Edinburgh's sought-after Southside
- Two generous double bedrooms
- Bright & spacious top-floor accommodation
- Excellent proximity to Edinburgh University
- Walking distance to the Old Town, Royal Mile & Arthur's Seat
- Strong rental/investment appeal with excellent transport links

Energy Rating C. Council Tax band B.

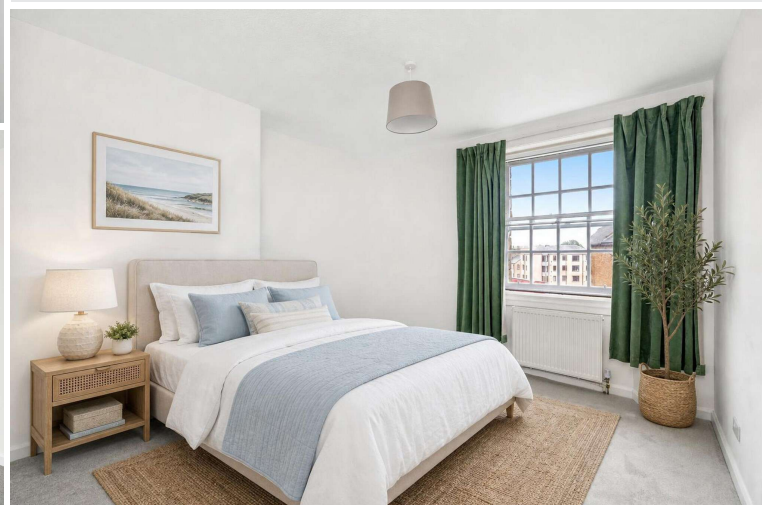
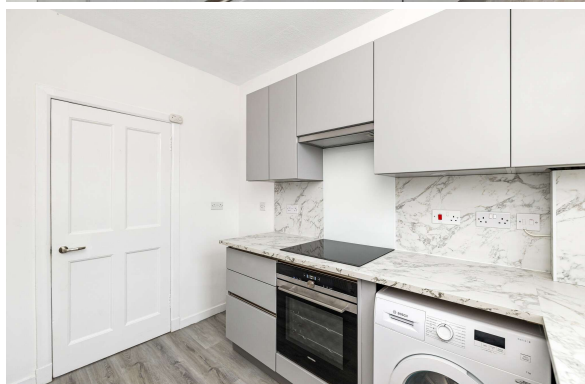
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

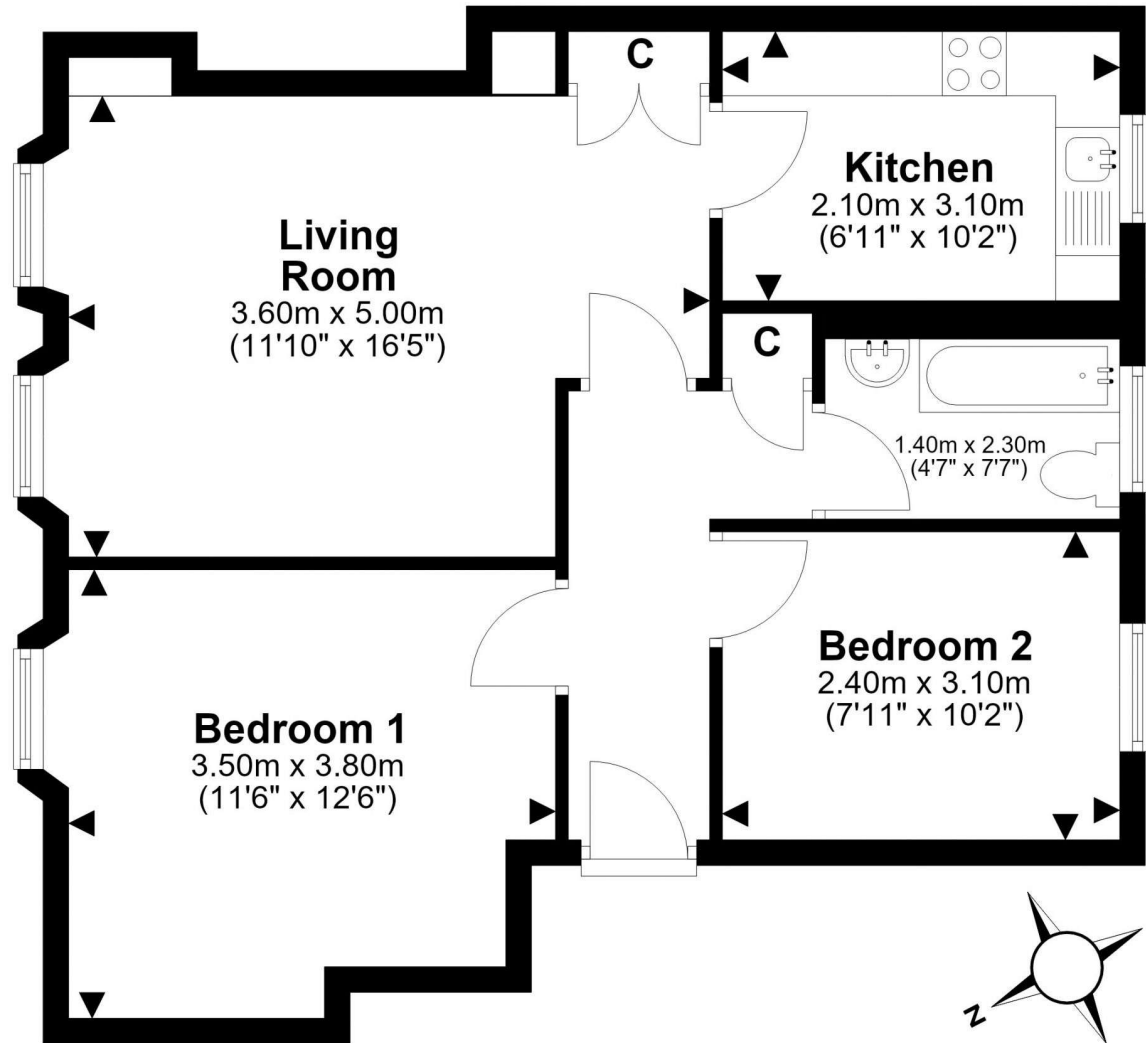


Included in the sale will be all blinds, curtains, the oven, hob, and washing machine.

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 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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.