



131/4 St Leonard's Street,
Newington, Edinburgh, EH8 9RB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive living room/dining room overlooking the front of the property.
- Partial views to Salisbury Crags.
- Fitted kitchen with appliances & solid wood worktops.
- Generously proportioned double bedroom.
- Contemporary fitted four-piece bathroom with shower.
- Gas central heating.
- Double glazed sash & case windows.
- Well-maintained southwest-facing communal grounds at rear.
- Drying area to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A bright and attractive first floor flat situated in the vibrant and well-located Newington district of the city, ideally positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. The generously proportioned property is in walk-in condition and would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 0.9 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Situated in the sought-after Newington district, less than a mile south of Edinburgh city centre, the property enjoys an enviable position within one of the capital's most vibrant and well-connected neighbourhoods. Popular with professionals, city dwellers and students alike, Newington offers an excellent range of local amenities, easy access to the city's commercial centre and close proximity to the University of Edinburgh and other central academic institutions. The area is framed by some of Edinburgh's best-loved green spaces and landmarks, including Arthur's Seat and the Meadows, while Nicolson Street and South Clerk Street provide an appealing mix of independent retailers, cafés, bars, restaurants, express supermarkets and high street conveniences. Further shopping facilities are available at nearby Cameron Toll Shopping Centre. Newington's lively social scene is enhanced each summer during the Edinburgh Festival Fringe, when the Southside becomes a central hub of cultural activity. The area is also served by comprehensive day and night public transport links, providing convenient connections across the city and beyond.

EXTRAS: ALL FITTED FLOOR COVERINGS AND ALL LIGHT FITTINGS. KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, FRIDGE/FREEZER AND DISHWASHER. THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE WARDROBES IN THE BEDROOM WILL BE INCLUDED WITHIN THE "FOR SALE" PRICE AND SOME FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.



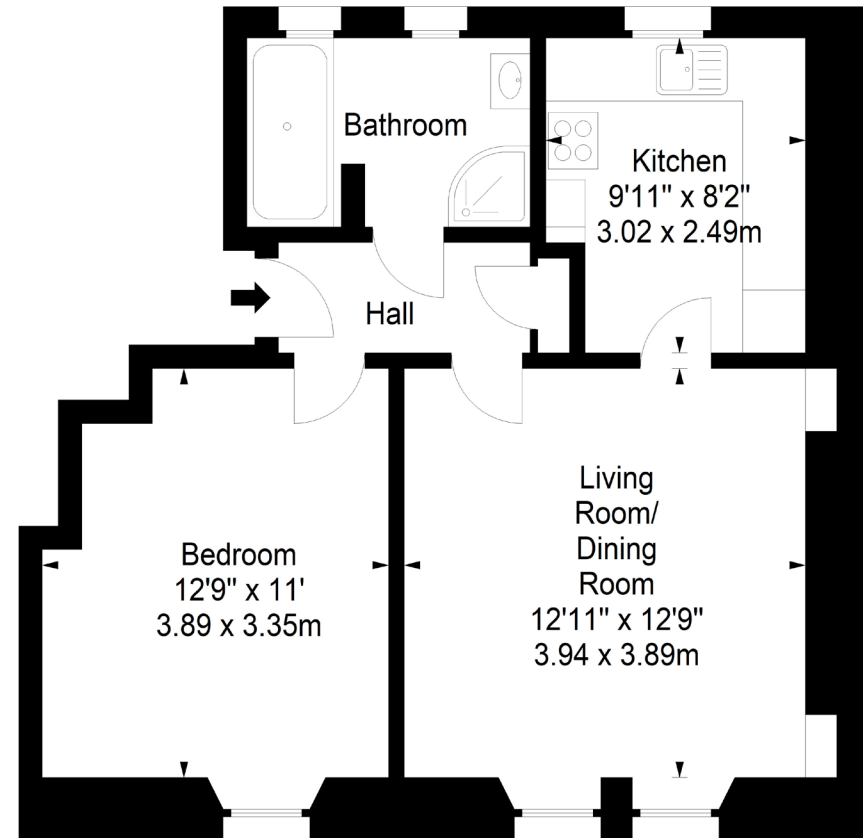
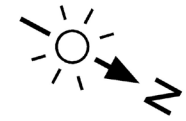


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**St. Leonards Street,
Edinburgh,
Midlothian, EH8 9RB**



Approx. Gross Internal Area
499 Sq Ft - 46.36 Sq M
For identification only. Not to scale.
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First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.