



12/5, West Savile Terrace, Newington, Edinburgh, EH9 3DZ



Spacious two bedroom second floor flat with gas central heating and double glazing

 2 Bed  1 Bath  2 Reception

A spacious two bedroom second floor flat now requiring some upgrading. The property extends to approximately 1008 SQ FT and is situated in the Newington area of south Edinburgh, close to many amenities. The building is accessed via a secure entry-phone system and there is access to a well-maintained shared garden to the rear. To the front of the building is a spacious bay-windowed sitting room as well as the larger of the two double bedrooms. The sitting room has a useful box room or study off it. To the rear is the dining room (off which is the kitchen) as well as the second bedroom and the bathroom. The property is double glazed and has gas central heating. The electric oven, gas hob, fridge and washing machine will remain.

Features

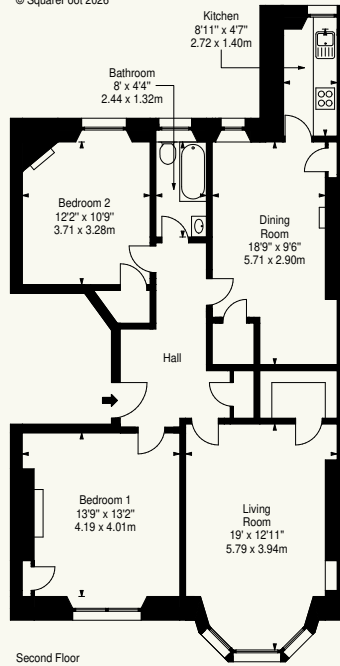
- Second floor flat in popular area
- Now requiring upgrading
- Bay windowed sitting room with box room
- Two double bedrooms
- Dining room
- Kitchen
- Bathroom
- Gas central heating
- Double glazing
- Shared rear garden
- EPC Rating C

Offers Over £290,000

West Savile Terrace,
Edinburgh,
Midlothian, EH9 3DZ



Approx. Gross Internal Area
1008 Sq Ft - 93.64 Sq M
For identification only. Not to scale.
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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 also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are all easily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.