



4/6 West Powburn
NEWINGTON | EDINBURGH | EH9 3EW


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solicitors & estate agents



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This spacious and exceptionally bright second-floor flat forms part of a well-maintained modern development, quietly positioned within the highly regarded Newington district. Ideally located close to the University buildings, local amenities and Edinburgh city centre, the property offers an excellent combination of generous accommodation, attractive open views and convenient city living.

The property is likely to appeal to a wide range of buyers, including first-time purchasers, professionals, families and investors. The well-proportioned accommodation briefly comprises a secure entry system leading to a welcoming entrance hallway, which benefits from excellent storage provision.

The impressive reception/dining room is both light and airy, featuring a bay window, dual-aspect outlook and lovely open views. A fitted kitchen, complete with appliances, provides a practical and well-equipped space for everyday living.

There are three generously proportioned double bedrooms, each benefiting from fitted wardrobes, together with a contemporary shower room. Further benefits include gas central heating and double glazing, ensuring a comfortable home throughout the year. Externally, the property is set within immaculately maintained communal garden grounds, with ample private residents' parking within the development.

- Spacious three-bedroom second-floor flat
- Bright dual-aspect bay-windowed reception/dining room
- Lovely open views
- Private residents' parking & well-kept communal gardens
- Prime Newington location close to the University & city centre.

Energy Rating C. Council Tax E.

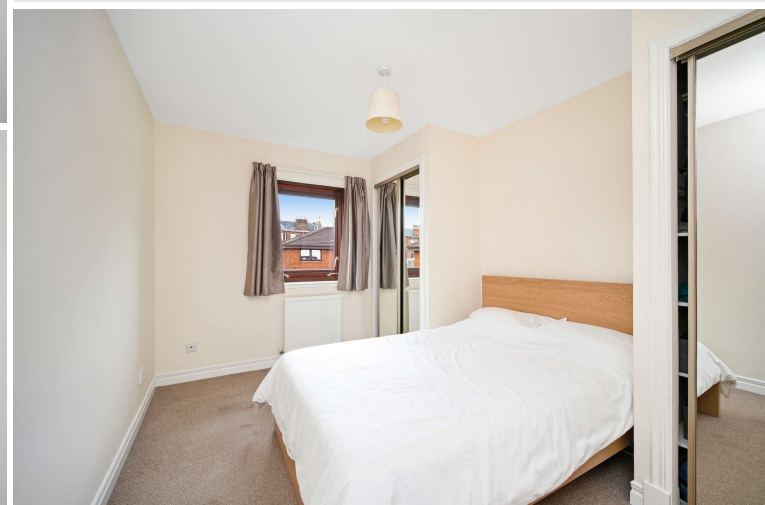
Factor payable to Trinity Factors, Bruntsfield Place, Edinburgh, of approximately £1000 per year.

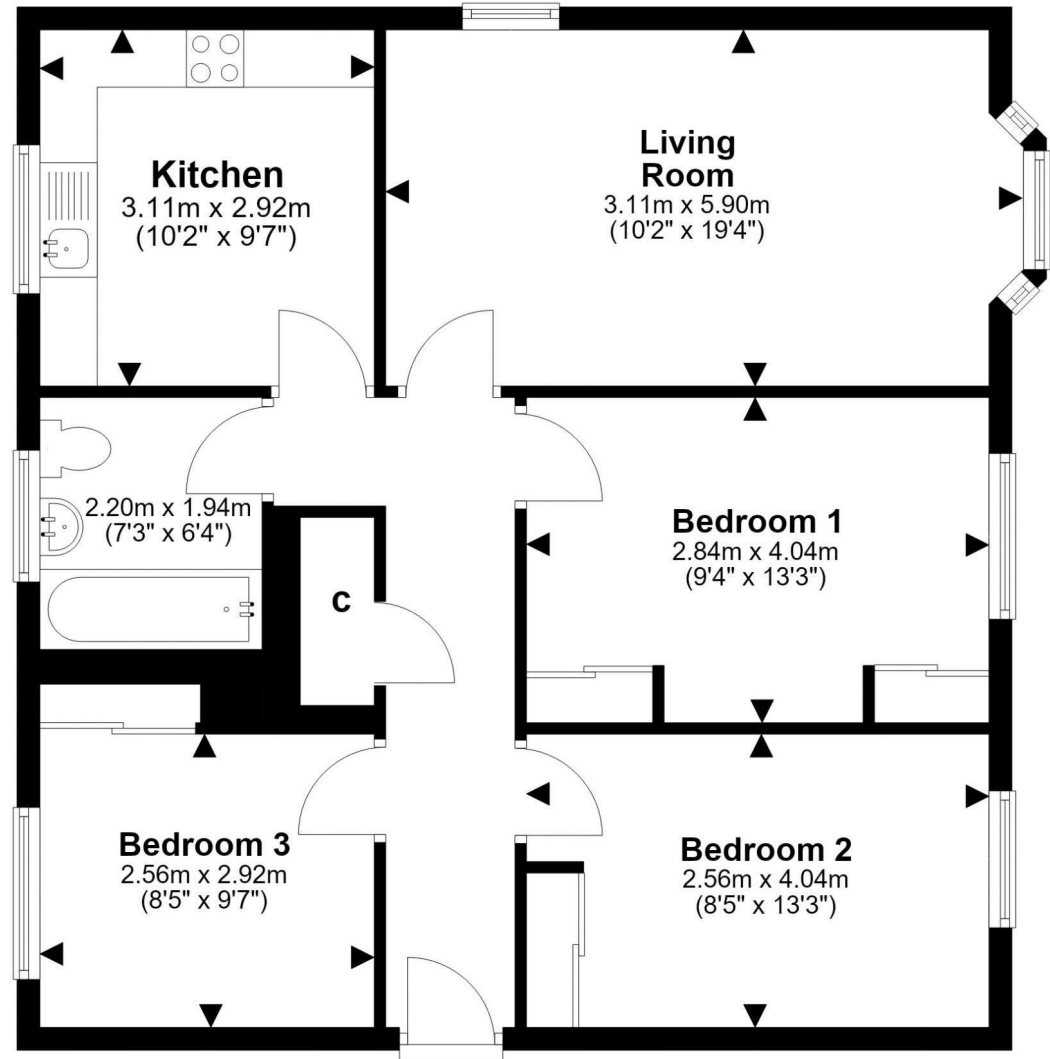
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in this sale will be the washing machine, fridge/freezer, fireplace/electric fire, sofa, dining table and 4 chairs, bookcases, all curtains, and bed from bedroom 3. Other items of furniture can be available by 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. 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.

