

NEWINGTON

23/1 WEST CROSSCAUSEWAY
EH8 9JW



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EPC RATING: F

OFFERS OVER £150,000



TRADITIONAL ONE BED FIRST FLOOR FLAT IN POPULAR NEWINGTON - RIPE FOR UPGRADING

This great period property is ready for somebody to put on their own stamp and turn it into a fabulous home. With accommodation including open plan kitchen/sitting/dining room, one bedroom and a bathroom, it is in a handy location which would suit first time buyers, students, professionals or investors. With plenty of supermarkets, coffee shops, bars & restaurants on your doorstep, the Meadows nearby and excellent transport links into the city centre, this is a perfect apartment for somebody who wants a convenient city centre location.

VIEWING

By Appt pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Good sized open plan kitchen/sitting/dining room with dual aspect windows & views to Arthur's Seat, a larder cupboard and a good range of fitted kitchen units & appliances
- Double bedroom with fitted wardrobe
- Modern bathroom with bath with electric shower over, sink & WC
- Immersion heater for hot water
- Gas previously in the flat
- Traditional single glazed sash & case windows
- Residents' permit parking

AREA

Newington is a very popular area in the south of the city, within easy walking distance or a short bus ride of the city centre. There are a superb range of supermarkets, retail outlets, coffee shops, bars & restaurants available on your doorstep, Edinburgh & Napier Universities are both close by, as well as a wide range of amenities including a library, the Commonwealth Pool & gym and the Festival Theatre. The flat is also well placed for lots of walks and open spaces including the Meadows, Holyrood Park, Arthur's Seat & Blackford Hill. There are regular bus routes both into and out of town and there is easy access out to the city bypass and the motorway network beyond.

HOME REPORT VALUATION

£160,000

Kitchen/sitting/dining room 18'4 x 10'8 (5.59 x 3.25m)
Bedroom 1 8'9 x 7'9 (2.67 x 2.36m)

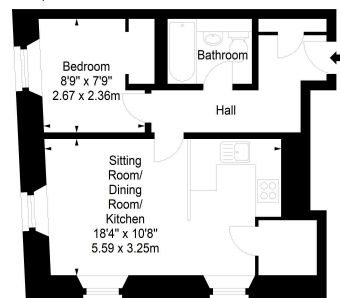
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SquareFoot

Approx. Gross Internal Area
394 Sq Ft - 36.60 Sq M
For identification only. Not to scale.
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First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.
While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.
No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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