



4/5 New Johns Place
Newington, EH8 9XH

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

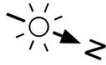
- Living Room/ Dining Room
- Kitchen
- Shower Room
- One Double Bedroom
- Communal Front Garden
- Residents' Carpark
- Double Glazing & Electric Heating
- EPC Rating – D



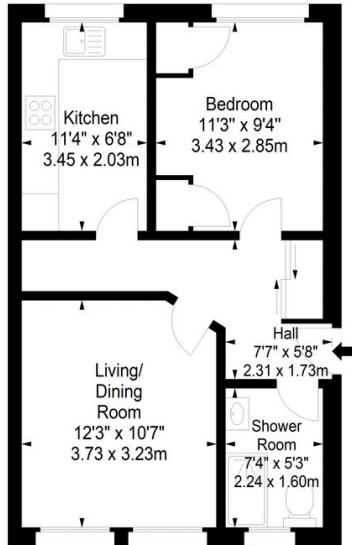
This light and airy second-floor flat is ideally situated in the popular residential area of Newington. The property is well placed for a wide range of local amenities, including shops, excellent transport links, and easy access to the University of Edinburgh. There are excellent green spaces nearby, including Holyrood Park and The Meadows, offering beautiful surroundings and the perfect setting for peaceful walks. The accommodation has been fully refurbished to a high standard and is presented in excellent condition throughout and comprises, a welcoming entrance hallway, spacious living room/dining room, tastefully presented kitchen, one good-sized double bedroom and a modernised shower room. Externally, there is a communal garden to the front of the property with a residents' carpark that provides off-street parking. The property features double glazing and electric heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided. An annual fee of £120.00 is payable to Holyrood View Residents' Association and includes two parking permits and gardening maintenance.



New Johns Place,
Edinburgh,
Midlothian, EH8 9XH



Approx. Gross Internal Area
444 Sq Ft - 41.25 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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