



18/4 West Newington Place
Newington, EH9 1QU

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



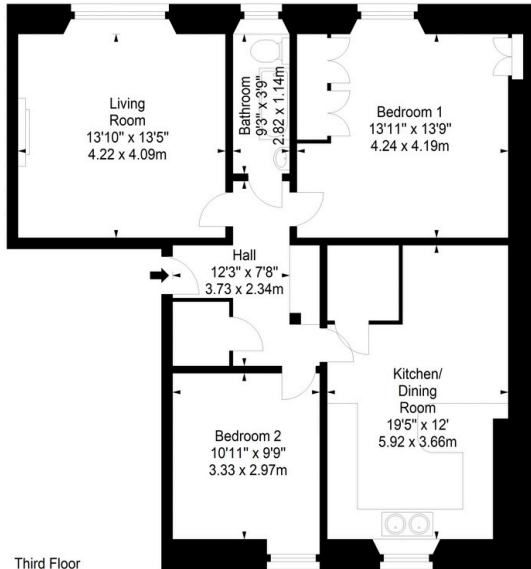
Ideally positioned in the popular Newington area, this delightful top-floor apartment offers bright and well-presented accommodation within a traditional tenement building. The property benefits from a fantastic location, with an excellent selection of cafés, bars, restaurants and everyday amenities all close at hand. The property is ideally positioned within walking distance of Edinburgh's beautiful green spaces and vibrant city centre. Both The Meadows and Arthur's Seat are easily accessible, while the University of Edinburgh is also conveniently located nearby. The area benefits from excellent public transport links, offering easy access to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance hallway, which benefits from excellent storage, spacious living room featuring a gas fireplace, bright and spacious kitchen/dining room with great additional storage, two good-sized double bedrooms and a bathroom with shower over bath. The main bedroom further benefits from fitted wardrobes, while both bedrooms are fitted with working shutters. The property occupies its own floor within the traditional tenement building, with each flat enjoying its own private landing, providing an additional sense of privacy. Externally, there is a well-maintained communal garden to the rear of the property and there is on-street parking available in the area. The property features gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge, freezer, dishwasher, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



West Newington Place,
Edinburgh,
Midlothian, EH9 1QU



Approx. Gross Internal Area
902 Sq Ft - 83.80 Sq M
For identification only. Not to scale.
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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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