

15/15 Duncan Street
Newington, EH9 1SR

Deans
Solicitors & Estate Agents LLP





THIRD FLOOR FLAT

- Sitting Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Covered Allocated Parking Space
- EPC Rating - C



Quietly positioned within a one-way street and boasting lovely views of Arthur's Seat and Salisbury Crags, this light and airy third (top) floor flat is situated within the highly sought-after area of Newington. An abundance of amenities can be found close by, including Cameron Toll Shopping Centre. Lovely walks can be enjoyed at nearby Holyrood Park, with the Commonwealth Pool also within easy reach. An excellent public transport service passes close by, providing easy access to the City Centre. An excellent first-time purchase, the accommodation comprises: secure entry phone system, welcoming entrance hall, bright and well-proportioned sitting room, stylish and well-laid-out kitchen, good-sized double bedroom with built-in wardrobes and bathroom with shower. Further benefits include a covered allocated parking space, gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, hood, fridge/freezer, washing machine, bed, sofa and armchair. All appliances included in the sale are sold as seen with no warranty provided. The property is factored by Myreside Management Limited, with approximate factoring fees of £100 per quarter.



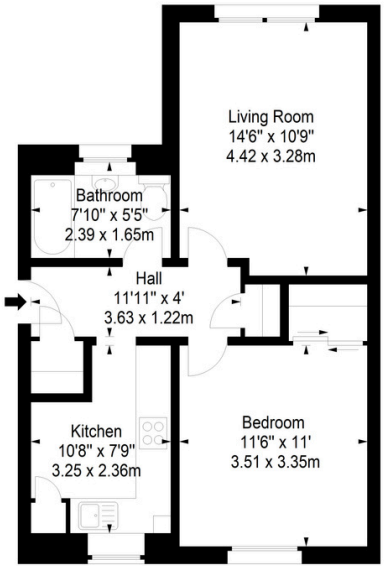




Duncan Street,
Edinburgh,
Midlothian, EH9 1SR

SquareFoot

Approx. Gross Internal Area
503 Sq Ft - 46.73 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third 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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