

128/2 Nicolson Street

NEWINGTON | EDINBURGH | EH8 9EH

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Set in the heart of Newington, in a conservation area close to excellent local amenities, shops, restaurants, quick transport links, university buildings and vast open green spaces is this spacious first floor apartment that will appeal to a variety of purchasers. The accommodation boasts fantastic storage options, gas central heating and secondary glazing and comprises of a welcoming entrance hallway with deep storage cupboard, bright twin windowed lounge, kitchen fitted with floor and wall units with integrated, and space for, appliances, well proportioned double bedroom and a bathroom with electric shower over bath completes the accommodation. Early viewing is recommended.

- Spacious first floor flat
- Conservation area with a host of local amenities
- Fantastic storage options
- Dual windowed living/dining room
- Generous kitchen with integrated, and space for, appliances
- Bathroom with electric shower over bath
- Secondary double glazing
- Gas central heating
- Residents' on street permit parking

Energy Rating C. Council Tax band B.

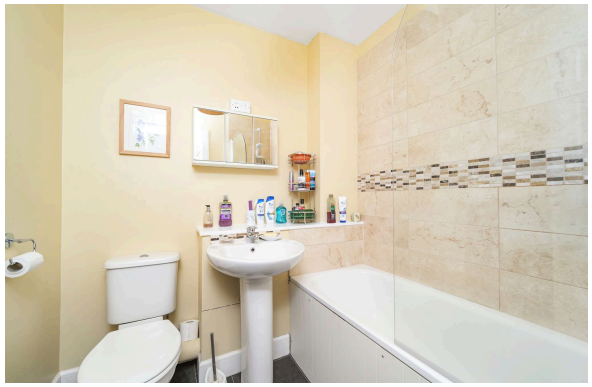
Included in the sale will be all curtains, light fitting in kitchen, light shades in bathroom, hall and bedroom (not the living room), built-in oven and hob, washing machine, fridge freezer, all carpets/floor coverings, except rug in living room.

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

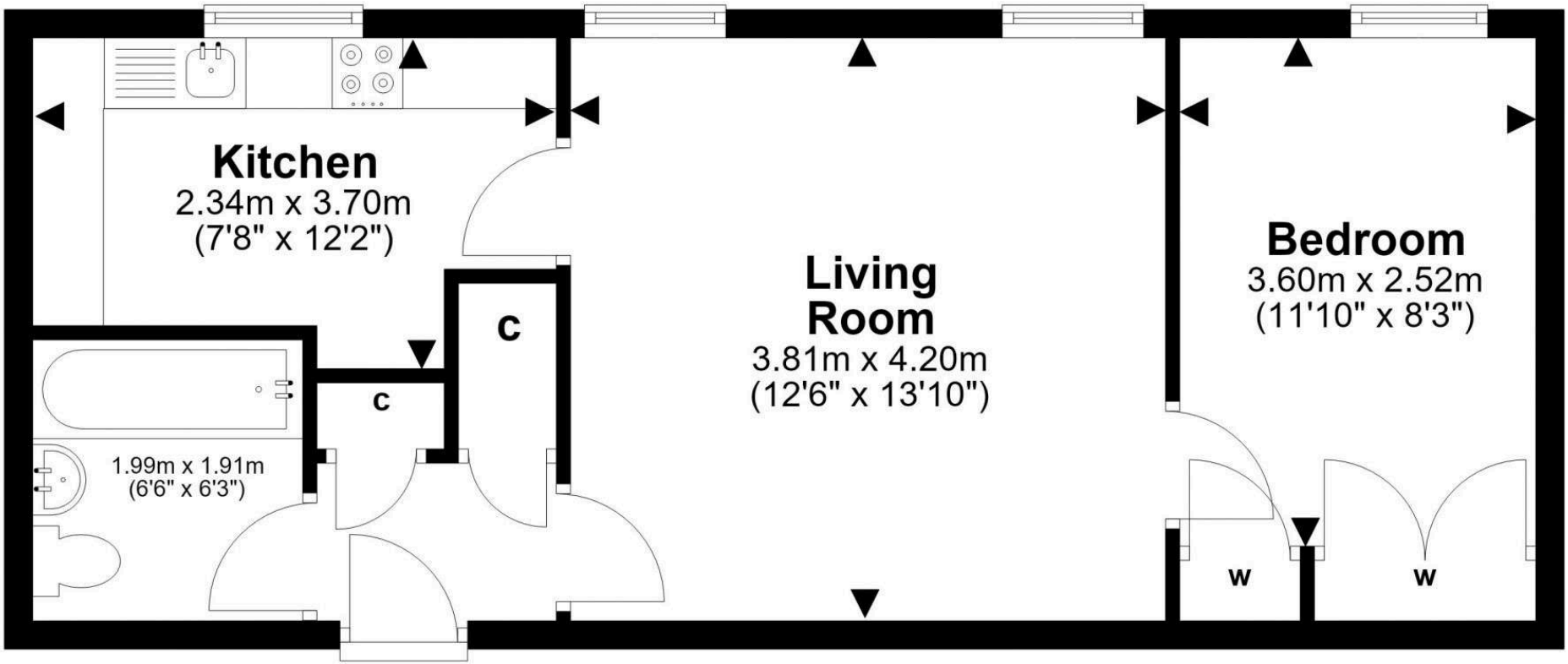


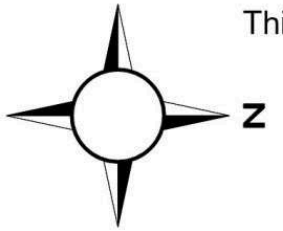
Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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.

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