

24/7 East Parkside

Newington, Edinburgh, EH16 5XN

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Spacious Newington flat with stunning views of Arthur's Seat

- Sitting/dining room
- Kitchen
- Principal bedroom with en-suite
- Bedroom 2
- Bathroom
- Excellent storage
- Secure entryphone system
- Excellent location close to Holyrood Park
- Requiring modernisation
- Gas central heating & double glazing

Offers Over:

£290,000

E | C | Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Quietly positioned within a mature and sought-after development, this spacious ground floor flat enjoys superb views towards Arthur's Seat and Holyrood Park.

Held by the same owner since it was built, the property now requires a degree of modernisation, offering an excellent opportunity to put your own stamp on a home in this prime location.

Ideally placed for Edinburgh University, local amenities and excellent public transport links, the property will appeal to first-time buyers, investors and those seeking a project.

Extras

To include all fitted floor coverings, carpets, curtains, curtains rails & blinds in addition to the white goods within the kitchen - oven, hob, extractor hood, washing machine & fridge/freezer.

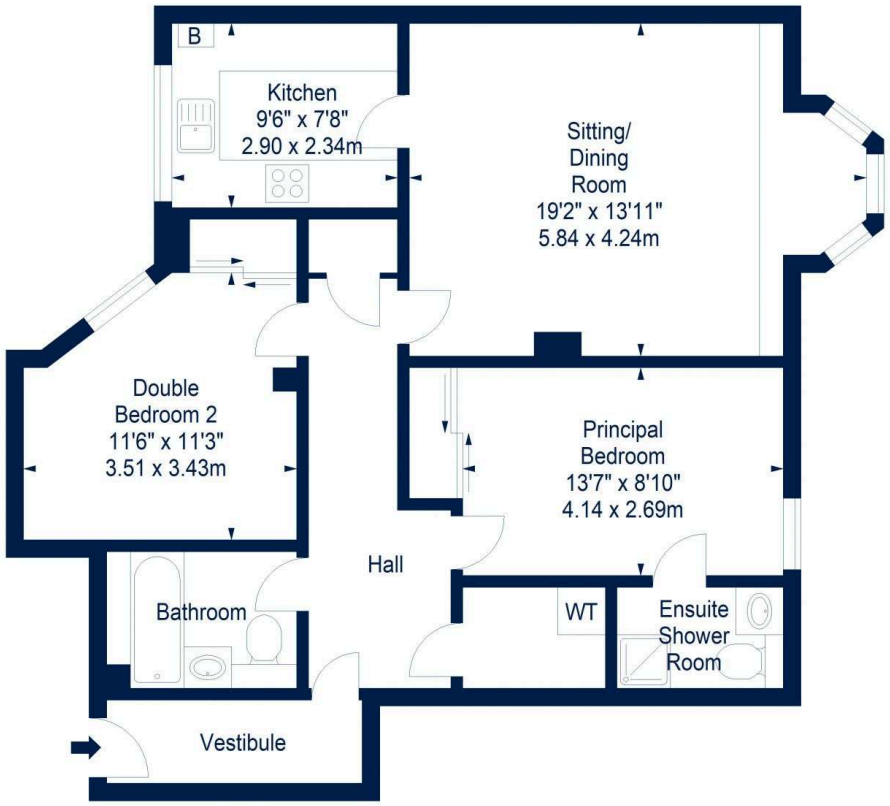






Floor Plan

24 Flat 7 East Parkside, Edinburgh, Midlothian, EH16 5XN



First Floor

SquareFoot

Flat - Approx. Gross Internal Area - 855 Sq Ft - 79.43 Sq M

For identification only. Not to scale. © SquareFoot 2026

Location

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills are all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre.

Management

The development is factors by James Gibb at a cost of approximately £200 per quarter. This costs includes stair cleaning, upkeep of the communal greenspaces & block buildings insurance.

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