



94/3 Causewayside, Newington,
Edinburgh, EH9 1PU

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ZOOPLA



ELP 



PrimeLocation.com



Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BEDROOM, FIRST FLOOR FLAT



Attractive, one bedroom, first floor flat situated in the popular Newington area in Edinburgh, close to excellent local amenities and transport links. Although the entrance to this property is through a tenement stair it is located in a separate two storey building attached to the tenement, of which the ground floor is a neighbour's garage. The property itself is very nicely presented throughout. There is a good sized, welcoming lounge with space for dining and a Press style cupboard, a modern kitchen with white fitted units, appliances and a sky light, a double bedroom with very generous storage, and a smart shower room, again with a sky light. The flat also benefits from a floored attic with Ramsay ladder.

- Entry phone
- Dining lounge
- Kitchen
- Double bedroom
- Shower room
- Attic with Ramsay ladder
- Gas central heating
- Double glazing - (4 years old)
- Boiler - (3 years old)
- Permit parking





NEWINGTON

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 The Royal Mile, 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 also in abundance. 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.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge and a small freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

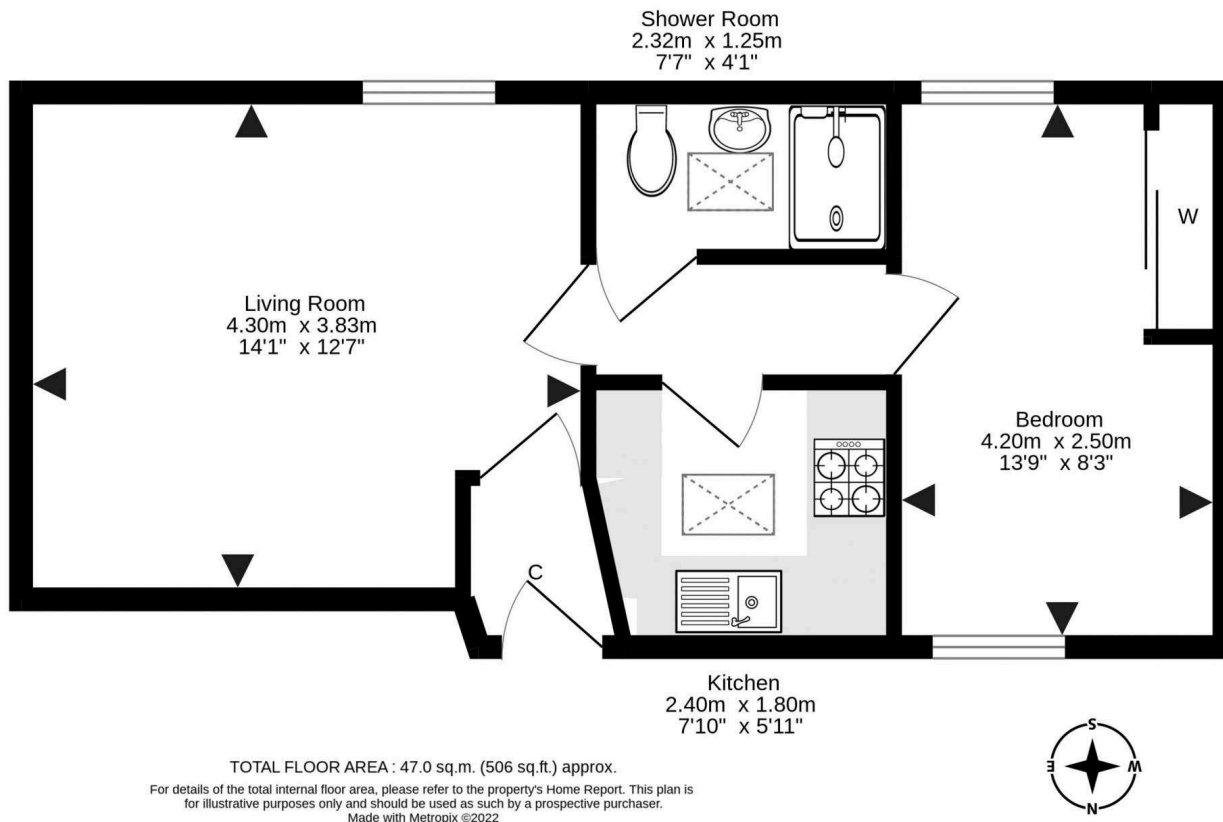
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Home Report Valuation

£190,000

EPC Rating

D



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